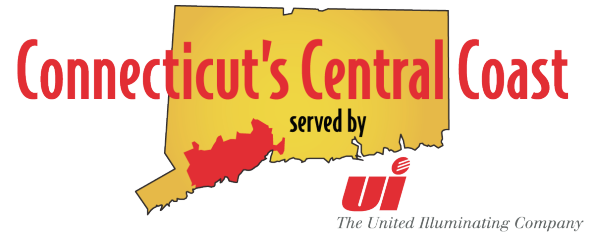
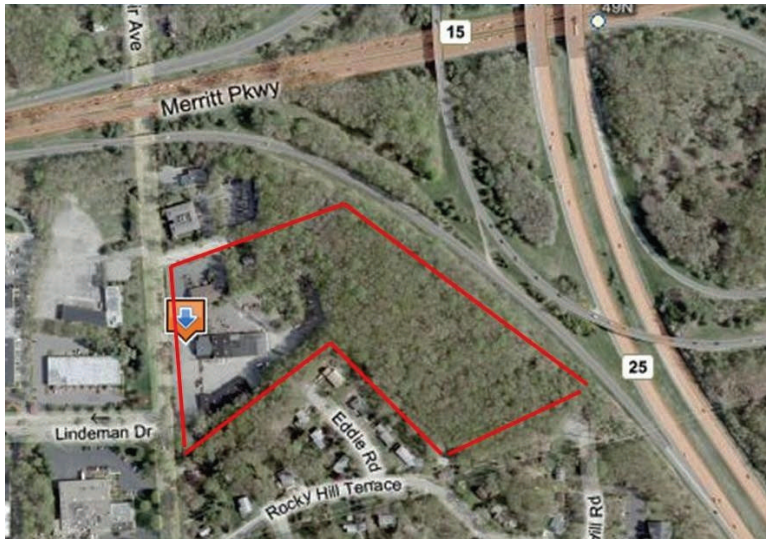


Henderson Property



Town: Trumbull
Zip Code: 06611
Address: 2300 Reservoir Avenue
Property Type: Office, Heavy/Light Industrial
Acres: 17
Total Square Feet: 170,000 sq. ft.
Sale: Yes, \$6.2 million
Lease: No

Land

Previous Use: None
Environmental Assessment: None
Property Tax Rate: 24.07
Special Taxing Zone: Town Tax Incentives if qualified.
Zoning: Office, Heavy/Light Industrial
Adjacent Acres for Expansion: None
Topography: Flat to Gentle Rolling
Largest Tract: 17
Preliminary Engineering: None

Utilities

Natural Gas/Provider: Southern Conn. Gas
Size of Gas Line: NA
Gas Pressure (PSI): NA
Distance from Site: On-site
Water Provider: Aquarion
Size of Water Main: NA
Distance from Site: NA
Sewer Provider: Town
Size of Sewer Main: NA
Distance from Site: On-site
Electric Service Provider: UI
Distribution Voltage:
Amps:
Phase:
Dual Feed: No
Fiber: Yes, 3 providers

Transportation

Distance to Highway: 1 mile, I-95, Rte. 8, 15
Access Roads: Reservoir Ave., Lindeman Dr.
Freight Rail Service: None
Distance to Port: 10 miles
Distance to Airport: 50 miles, Bradley
Distance to Commuter Rail: 5 miles

Notes

Currently there is a hardware store and 5,000 sq. foot office on the premises.

Contact:

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