

## Southern NE Telephone



Town: New Haven  
Zip Code: 06510  
Address: 29 Audubon St, 335&367 Orange St.  
Property Type: Parking Lot  
Acres: 0.84 (29 Audubon), 1.16 (335 Orange St), 2.09 (367 Orange): 4.09 acres.  
Total Square Feet:  
Sale: \$209,160, \$281,190, \$507,990  
Lease:

### Land

Previous Use: Surface Parking  
Environmental Assessment:  
Property Tax Rate:  
Special Taxing Zone:  
Zoning: Business District—Central Business (BD)  
Adjacent Acres for Expansion:  
Topography: Flat  
Largest Tract:  
Preliminary Engineering:

### Utilities

Natural Gas/Provider: SCG  
Size of Gas Line:  
Gas Pressure (PSI):  
Distance from Site:  
Water Provider: RWA  
Size of Water Main:  
Distance from Site:  
Sewer Provider:  
Size of Sewer Main:  
Distance from Site:  
Electric Service Provider: UI  
Distribution Voltage:  
Amps:  
Phase:  
Dual Feed:  
Fiber:

### Transportation

Distance to Highway: less than 0.5 miles, I-91/95  
Access Roads: Grove, Audubon, Orange & State Sts.  
Freight Rail Service:  
Distance to Port: less than 0.5 miles  
Distance to Airport: Tweed 2 miles  
Distance to Commuter Rail: less than 0.5 miles

**Notes: Site is composed of 3 AT&T parcels totaling 4+ acres, currently in use as a surface parking lot. Located in downtown New Haven, the site is considered a "Developmental Site" within the New Haven Empowerment Zone, making incentives available.**

### Contact:

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