

207 Spring Hill Road, Monroe, CT 06468

Industrial Land for Sale at \$536,250.00 (\$125,000/Acre)



Development Opportunity: Vacant Land for Sale Near Route 25 in Monroe, CT: 4.29 acres of land for sale with conceptual plans for 30,000 SF commercial development. Industrial District 1 Zone allows for flex, industrial or office use. Site plans for two buildings: a 10,000 SF one-story building with 77 parking spaces and a 20,000 SF two-story building with 43 parking spaces.

Near Home Depot, Edge Fitness and the Trefoil Industrial/Office Park. Abundant shopping nearby.

Less than one mile to Route 111 and Route 25, 8 miles to the Merritt Parkway, 11 miles to I-95, and 14 miles to I-84.

The Site

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|---------------------------|----------------------------|
| Land: | 4.29 acres |
| Real Estate Taxes: | \$6,157.88 (2017) |
| Zoning: | Industrial District 1 (I1) |

Features

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|-----------------|---------------------|
| Parking: | 120 Proposed spaces |
|-----------------|---------------------|

Three Mile Demographics

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|--------------------------|-----------|
| Population: | 27,791 |
| Median HH Income: | \$119,670 |

Five Mile Demographics

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|--------------------------|-----------|
| Population: | 72,706 |
| Median HH Income: | \$115,462 |

Contact

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