

# Industrial Land for Sale or Lease in Prime Commercial Area With Immediate Access to I-95

197 & 231 Indian River Road  
Orange, Connecticut 06477



For Sale at \$4,128,750.00 (\$375,000/Acre)  
or Ground Lease / Build To Suit: Price Upon Request

- ▶ A total of 11.01 acres of land in a prime commercial area with immediate access to I-95 is available with access from Indian River Road.
- ▶ Two lots: 3.5 acres and 7.51 acres.
- ▶ Neighbors include: PEZ Manufacturing Inc., Aurora Products, Inc., Numet Manufacturing, and the newly built United Illuminating headquarters and operations center complex.
- ▶ Near Yale University's West Campus, across from the Christmas Tree Shop Retail Center and close to prime retail area on US RT 1 (Boston Post Rd).
- ▶ Close proximity to I-95, Exit 41, 3 Miles from West Haven Metro North Train Station, and 12 Miles from Igor Sikorsky Memorial Airport.

**Broker: Jon Angel**  
President  
203.335.6600, Ext. 21  
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**ANGEL**   
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**The Site**

<b>Land:</b>	11.01 acres
<b>Real Estate Taxes:</b>	\$65,350.40 (2018)
<b>Zoning:</b>	L-2 Industrial

**Three Mile Demographics**

<b>Population:</b>	68,144
<b>Median HH Income:</b>	\$60,018

**Features**

<b>Traffic Count:</b>	20,400
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**Utilities**

<b>Water/Sewer:</b>	City/City
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**Five Mile Demographics**

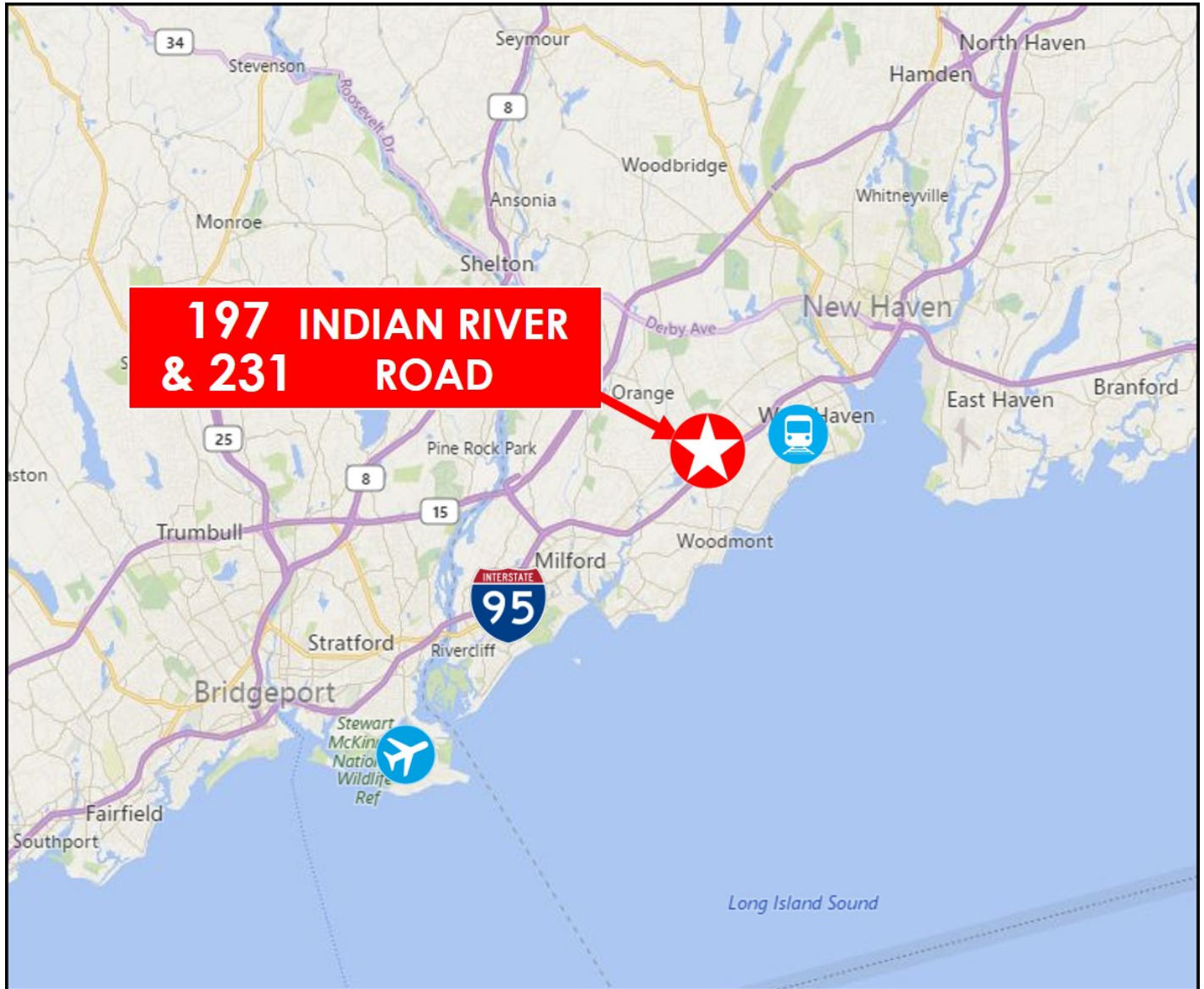
<b>Population:</b>	162,398
<b>Median HH Income:</b>	\$55,954

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Close Proximity to I-95, Exit 41

3 Miles from West Haven Metro North Train Station

12 Miles from Igor Sikorsky Memorial Airport

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## Orange, CT – Light Industrial District #2

Please visit the Town of Orange website for complete zoning regulations.

### **Article VIII. Light Industrial District #2**

#### **§ 383-65. Permitted uses.**

- A. Manufacture, processing or assembling of goods.
- B. Laboratories for research, testing and development; printing and publishing establishments.
- C. Office buildings for business and professional establishments, excluding those establishments which primarily provide services to customers and clients on the premises.
- D. Warehousing of goods or materials manufactured on the same lot or warehoused for distribution and sale or resale and wholesale business.
- E. Freight and materials trucking businesses when clearly accessory and subordinate to another permitted use on the same lot.
- F. Repairing and servicing of motor vehicles when clearly accessory and subordinate to another permitted use on the same lot.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Orange website to view current zoning regulations.

- G. Public utility substations, telephone equipment buildings and switching stations; water supply pump stations and storage facilities; public utility transmission lines; public utility maintenance facilities.
- H. Buildings and facilities of the Town of Orange, State of Connecticut, and federal government, excluding corporate or proprietary uses unless otherwise permitted above.
- I. Railroad rights-of-way and storage sidings.
- J. Signs as provided in Article XIX.
- K. Accessory uses customary with and incidental to any aforesaid permitted use, provided such accessory uses are located on the same lot with the use to which they are accessory; such uses may include, but are not limited to, off-street parking and loading spaces, and eating, recreation and auditorium facilities primarily for persons employed on the lot and not open to the general public.

**§ 383-66. Special uses.**

- A. On-premises child care and preschool development facility, when located on the same parcel or an abutting parcel of a user employing no fewer than 500 employees (the "employer") for a permitted use within the Light Industrial No. 2 Zone, provided further that:

**[Amended 6-6-2005]**

- (1) At least one-half of the clients served by the facility must be children of employees or children of family members of employees of the employer.
- (2) The balance of the clients served by the facility may be children of employees or children of family members of employees of other employers located within the Light Industrial No. 2 Zone or children of employees of the on-premises child care and preschool development contractor.

- B. Hotels, provided that:

**[Added 2-1-2005]**

- (1) The hotel use contains not less than 100 sleeping rooms for transient lodging, where a sleeping room shall mean a transient lodging unit which consists of a bedroom, may include common areas and kitchen facilities, and designed for independent occupancy;
- (2) The hotel has frontage on I-95 and Marsh Hill Road;
- (3) Maximum height of structures shall not exceed four stories or 60 feet, whichever is less;
- (4) The hotel shall provide function space consisting of conference facilities and/or banquet rooms at the rate of not less than 15 square feet per sleeping room, with a minimum requirement of 2,000 square feet. Said space is in addition to floor area required for

supporting office space, storage, kitchen area and similar support uses. All function space shall be located within the principal hotel structure.

- (5) In addition, a hotel proposal under this subsection may also include a restaurant facility as accessory and subordinate to the hotel and subject to a special permit approval. Such facility may be located within the hotel structure or in a detached structure, and said restaurant shall be a full-service facility where patrons are served by waitstaff and only when seated at tables. Such use may include a bar area and limited take-out, incidental to the primary permitted use, but shall specifically exclude drive-through service and establishments where customers are served primarily at take-out counters.

*C. Editor's Note: Former Subsection C, regarding stores and retail unitary development, added 5-12-2005, was repealed 3-16-2010. This enactment also redesignated former Subsections D and E as Subsections C and D, respectively.* Conference and training centers for use by companies, corporations, organizations, and groups for events, executive, management or educational training purposes, or meetings of their officers, directors, shareholders, members and/or employees.

**[Added 5-12-2005]**

- D. Indoor recreational facility providing opportunity for athletic activities, sports training and therapy in an enclosed building, but shall not include the following:

**[Added 11-6-2006]**

- (1) Bowling alleys;
- (2) Billiard pool halls;
- (3) Amusement devices, meaning any mechanical, electric or electronic device used or designed to be operated for entertainment or as a game of skill by the insertion of a piece of money, coin, token or other article into said device or by paying money to have it activated.

**§ 383-67. Prohibited uses.**

- A. Dwellings.
- B. Self storage or other forms of warehousing which is not either for storage of materials manufactured on the same lot or for goods or materials stored for distribution, sale or resale.

**§ 383-68. Lot area, shape and frontage.**

- A. Minimum lot area: two acres.
- B. Minimum dimension of square: 200 feet.
- C. Minimum frontage: 50 feet.

**§ 383-69. Height.**

**[Amended 5-2-2009]**

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A. Maximum height: 60 feet.

**§ 383-70. Setbacks.**

A. From street line: 50 feet.

B. From rear property line: 35 feet.

C. From other property line: 35 feet.

D. From residence district boundary line: 50 feet.

E. Projections into setback area: five feet.

**§ 383-71. Building bulk and coverage.**

**[Amended 4-17-2007]**

A. Maximum floor area: 80%.

B. Maximum ground coverage: 40%.

**§ 383-72. Site plan.**

Prior to approval of any application for a certificate of zoning compliance, a site plan shall be submitted and approved in accordance with the provisions of Article XIII.