



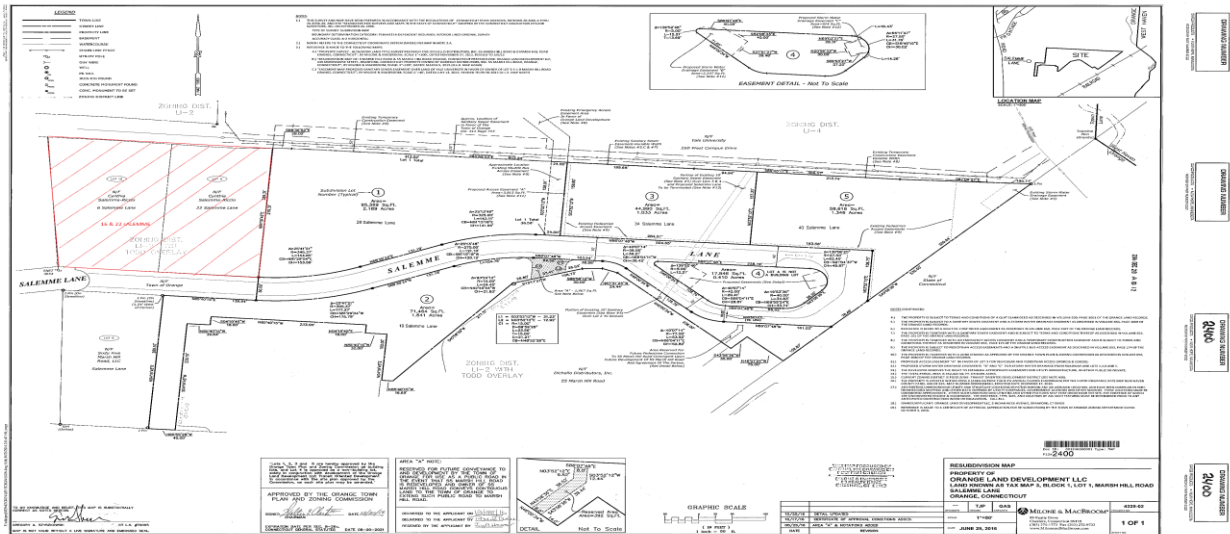
HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

FOR SALE
2.03 ACRES INDUSTRIAL LAND

16 & 22 Salemm Lane, Orange, CT 06477



\$2,000,000

2.03 Acres
Industrial Site Available

- Zoned Light Industrial
- Level Site
- Hotels nearby
- Immediately off I-95, Exit 41
- Private setting
- End of Cul de Sac



Ken Ginsberg
Broker
(203) 376-6266
ken@kngrealty.com



174 Cherry Street
Milford CT 06460
(203) 701-4848



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

Property Information

Total Building SF	N/A
Available SF	N/A
Year Built	N/A
Ceiling Height	N/A
City Water/Well	N/A
City Sewer/ Septic	N/A
Sprinkler	N/A
Loading Dock	N/A
Overhead Door	N/A
Construction	N/A
HVAC	N/A
Electric Service	N/A
Gas	N/A
Column Spacing	N/A
# of Floors	N/A
Parking	N/A
Bathrooms	N/A
Frontage	+/-
Zoning	LI2
Acreage	2.03 Acres
Mil Rate	33.25
Taxes	TBD
Taxes / SF	TBD

16-22 Salemme Lane, Orange, CT 06477

Comments:

Rare Light Industrial property right off of Exit 41 at I-95. Level land at the end of a cul de sac . Safe area with private setting. Electricity available. Needs Water, Sewer & Gas.

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TOWN ENGINEER OFFICE
RECEIVED FOR RECORDS

2016 MAY 12 P 12:52

John D. Sullivan
TOWN ENGINEER

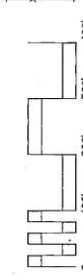


CENTERLINE OF
OYSTER RIVER IS
TOWN LINE AND
PROPERTY LINE OF
32 ROBINSON
BLVD.

DESIGNED BY
CITY OF WEST HAVEN
CONTRACT NO. 15-00000001
DATE: 05/11/16

APPROVED BY ORANGE TOWN PLAN &
ZONING COMMISSION ON MAY 3, 2016 WITH
AN EFFECTIVE DATE OF MAY 18, 2016.

C1.2

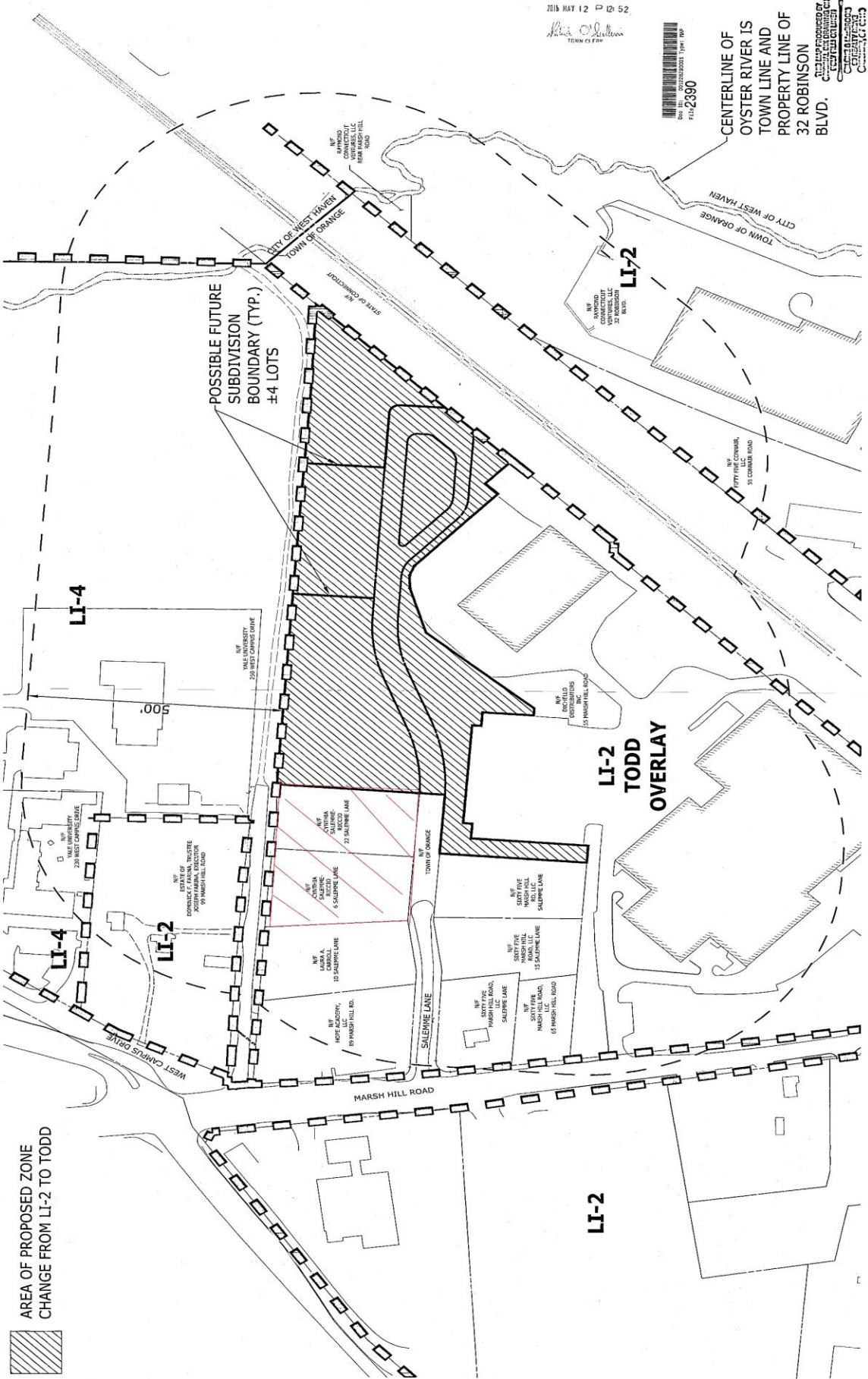


MILONE & MACBROOM
Whatcha Draw
100 West Street
Orange, CT 06477
Phone: (860) 201-1111
www.miloneandmacbroom.com

ZONE CHANGE MAP
TRANSIT ORIENTED DEVELOPMENT DISTRICT
SALEMME LANE
ORANGE, CONNECTICUT

FEBRUARY 2016

AREA OF PROPOSED ZONE
CHANGE FROM LI-2 TO TODD



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