

# INCREDIBLE LOCATION FOR SALE — 193 MARSH HILL ROAD, ORANGE, CT



SIZE :	21,840 SF (expansion possible to 48,000 SF) (In addition, 4,680SF of Basement space )
LAND:	3.71 acres
ZONING:	LI-2
USES:	Lab Space, Office, manufacturing, Warehousing, Public Storage
SPRINKLER:	Wet System
POWER:	1,600 Amp 208/120 3-Phase
HVAC :	Fully Air Conditioned gas heat
CEILING HEIGHT:	12 - 16 FT Clear
CONSTRUCTION:	<ul style="list-style-type: none"><li>• Steel, concrete block/brick and decorative stone, skylight</li><li>• New rubber membrane roof (2016)</li></ul>
PARKING:	50 surface spaces
LOCATION:	Less than ¼ mile to Exit 41 I-95 to a mecca of retail stores on the Boston Post Road (Rte. 1) Orange.
TRAFFIC COUNT:	21,000 cars per day.
TAXES:	\$1.78 SF (2022)
SALE PRICE:	UPON REQUEST

**FOR MORE  
INFORMATON CONTACT:** Chris O'Hara  
203-257-0032  
203-831-4187

Coldwell Banker Commercial  
355 Riverside Avenue  
Westport, CT 06880





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