

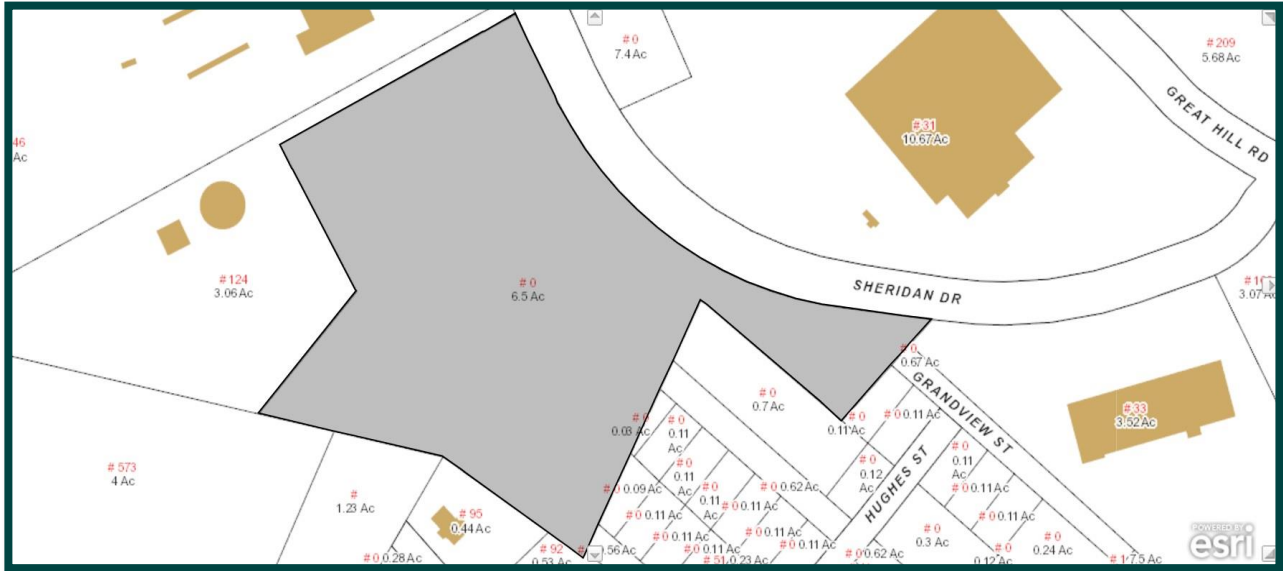


HOULIHAN LAWRENCE
WARECK D'OSTILIO

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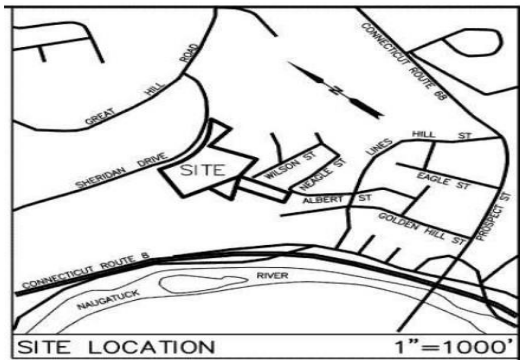
**SITE-READY 6.5 ACRES
WITH FINISHED 3.5+/- ACRES
Possible 30K-40K SF Building
FOR SALE**

**Naugatuck Industrial Park, Lot #21, Sheridan Drive
Naugatuck, CT 06770**



For Sale: \$500,000

- **6.5 Acres – Possible 30-40K SF Warehouse building on level 3.5+/- Acres**
- **Outside Storage permitted**
- **Sewer line installed**
- **Utilities available to site**
- **Only 1 mile to Route 8**
- **Naugatuck Industrial Park**



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Property Information

Total SF	283,140 SF
Available SF	283,140 SF
Year Built	2020
Ceiling Height	N/A
City Water/Well	Available
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	N/A
Overhead Door	N/A
Construction	Pad Site 1.82 Acres finished
HVAC	N/A
Electric Service	TBD
Gas	N/A
Column Spacing	N/A
# of Floors	N/A
Parking	N/A
Bathrooms	N/A
Acreage	6.5
Frontage	TBD
Zoning	I1
Assessment	\$123,180
Environmental	TBD
Mill Rate	47.75
Taxes	\$5,882
Taxes / SF	\$.02

21 Sheridan Drive, Naugatuck, CT 06770

Comments:

Build your own warehouse on this site-ready 6.5 acre site. Currently approved for a 20,000 SF warehouse building on a level and finished 3.5+/- acres. Possible 30K-40K SF Industrial building . Sewer line to site. Other utilities are available at the street. This property is located in an Industrial Park only 1 mile from Route 8. Zoned I1 which allows a variety of industrial uses including outside storage. Join Thule and other national companies in this industrial park

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SITE PLAN

