



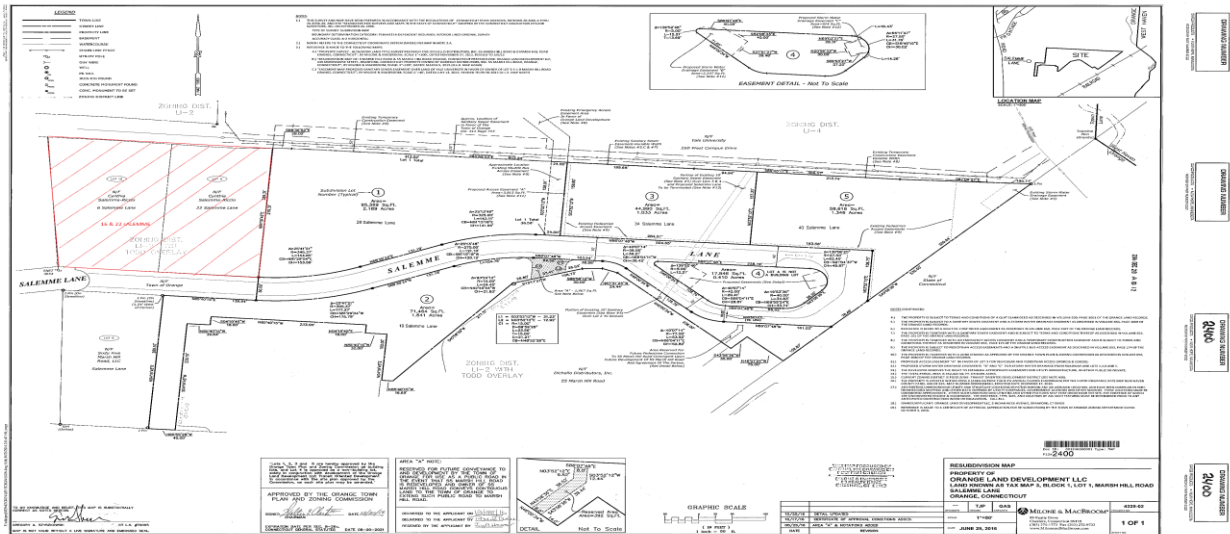
HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

FOR SALE 2.03 ACRES INDUSTRIAL LAND

16 & 22 Salemme 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



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	L12
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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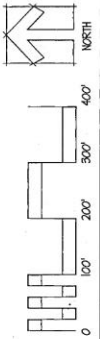
TOWN ENGINEER OFFICE
RECEIVED FOR RECORDS
2016 MAY 12 10 52
John D. Sullivan
TOWN OF FAY



CENTERLINE OF
OYSTER RIVER IS
TOWN LINE AND
PROPERTY LINE OF
32 ROBINSON
BLVD.
REPLACES PROPERTY OF
CITY OF WEST HAVEN
CITY OF WEST HAVEN
CITY OF WEST HAVEN

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

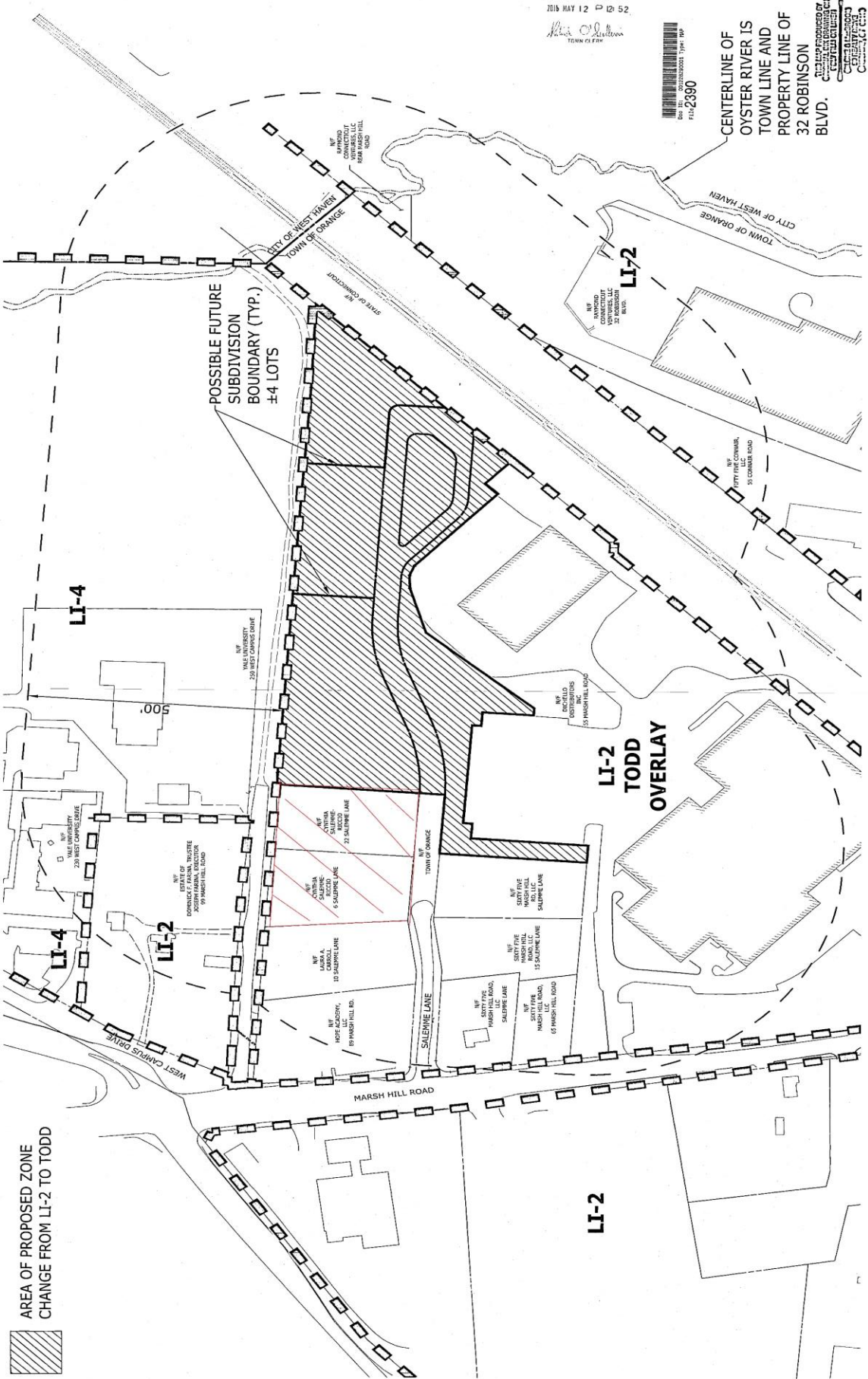
C1.2



MILONE & MACBROOM
Withahy One
100 West Main 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



DRAWING NUMBER

SOLID PRODUCTS • NEW HAVEN, CONNECTICUT
RECYCLED BY FOSTER WAREHOUSE #2238

DRAWING NUMBER

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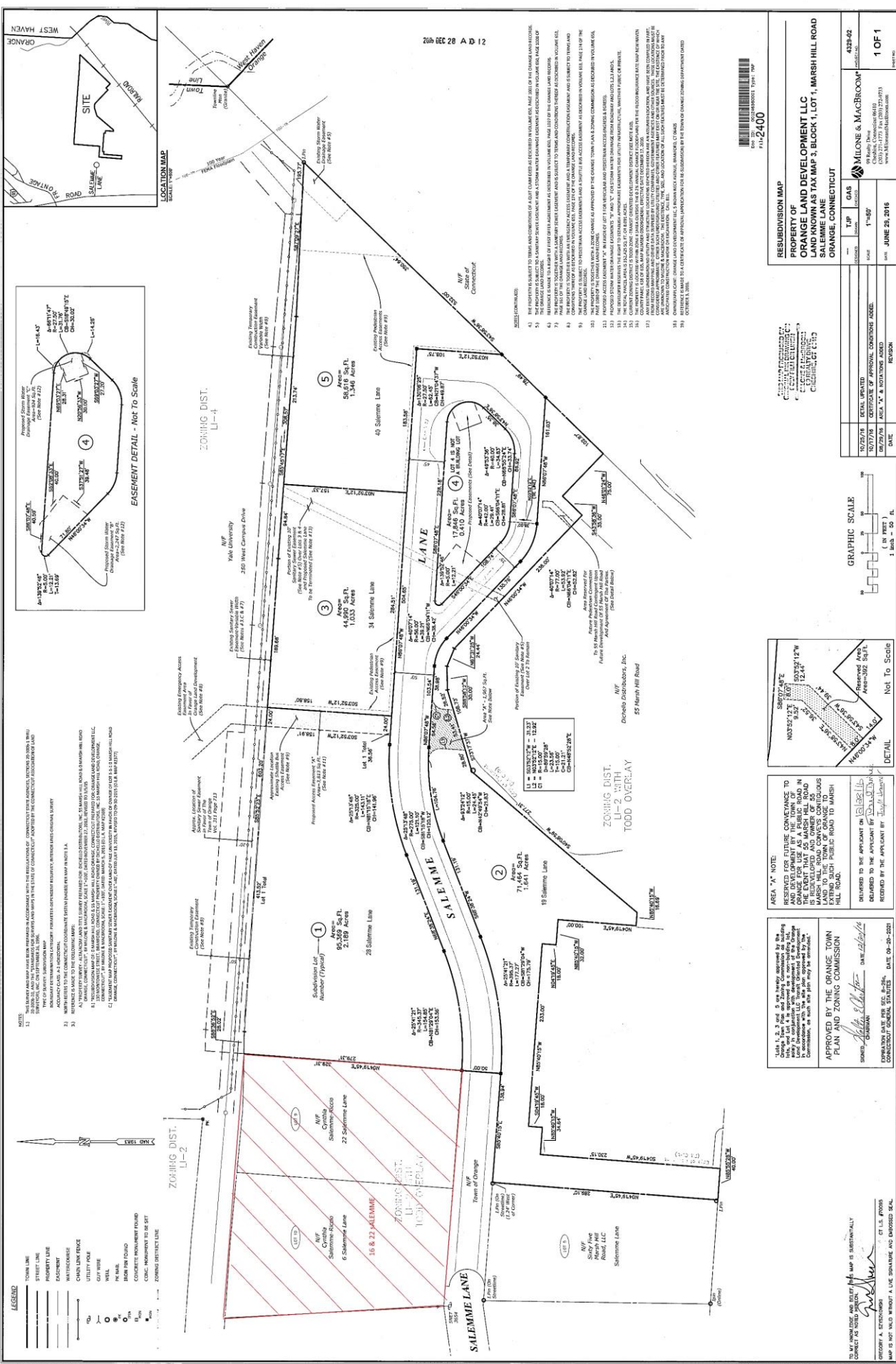
2400

SOLID PRODUCTS • NEW HAVEN, CONNECTICUT
RECYCLED BY FOSTER WAREHOUSE #2238

DRAWING NUMBER

2400

SOLID PRODUCTS • NEW HAVEN, CONNECTICUT
RECYCLED BY FOSTER WAREHOUSE #2238



NOTES:

- THIS ZONING MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF CONNECTICUT AS AMENDED, SECTION 8-29(a)(1) (b)(1) SUBSECTION (b) AND 8-29(b)(1) (b) AND (c) OF THE CONNETICUT GENERAL STATUTES AS AMENDED.
- THE ZONING DISTRICTS AND ZONING REGULATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT NOTICE TO THE APPLICANT.
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20th DEC 28 A D 12

CONTRACT NOTES:

- THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ORANGE.
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RESUBDIVISION MAP
PROPERTY OF
ORANGE LAND DEVELOPMENT LLC
ORANGE KNOWN AS TAX MAP 3, BLOCK 1, LOT 1, MARSH HILL ROAD
SALEMME LANE
ORANGE, CONNECTICUT

DATE: JUNE 29, 2016

PROJECT TYPE: ZONING

DRAWING NUMBER: 2400

SCALE: 1" = 40'

DATE: JUNE 29, 2016

REVISION:

DATE	DESCRIPTION
10/27/16	FINAL UPDATE
09/29/16	CERTIFICATE OF APPROVAL CONDITIONS ADDED
08/29/16	AREA 'A' NOTATIONS ADDED

GRAPHIC SCALE
1 inch = 40 feet

NOT TO SCALE

AREA 'A' NOTE:
RECORDED FOR REFERENCE CONFORMANCE TO
AND DEVELOPMENT BY THE TOWN OF
ORANGE KNOWN AS TAX MAP 3, BLOCK 1, LOT 1,
THE EXISTING MARSH HILL ROAD
IS REDIVULSED AND OWNER OF 25
ACRES OF SALEMME LANE AND 25 ACRES OF
LAND TO THE TOWN OF ORANGE TO
MARSH HILL ROAD.

APPROVED BY THE ORANGE TOWN
PLAN AND ZONING COMMISSION

SIGNED: *[Signature]* DATE: 06-29-2016

EXPIRING DATE FOR REC. 8-29-2016 DATE: 06-29-2016

CONDUCTED ZONING STRATEGY

TO: MR. JOSEPH A. ANDERSON
CITY ENGINEER
CITY OF ORANGE, CONNECTICUT

FROM: MR. NICHOLAS W. BROWN
CITY ENGINEER
CITY OF ORANGE, CONNECTICUT

RECEIVED FOR REFERENCE CONFORMANCE TO
AND DEVELOPMENT BY THE TOWN OF
ORANGE KNOWN AS TAX MAP 3, BLOCK 1, LOT 1,
THE EXISTING MARSH HILL ROAD
IS REDIVULSED AND OWNER OF 25
ACRES OF SALEMME LANE AND 25 ACRES OF
LAND TO THE TOWN OF ORANGE TO
MARSH HILL ROAD.

DELIVERED TO THE APPLICANT ON *[Date]*
DELIVERED TO THE APPLICANT BY *[Name]*
REQUIRED BY THE APPLICANT BY *[Name]*

DATE: 06-29-2016

DATE: 06-29-2016

DATE: 06-29-2016