Orange, Connecticut

161 Marsh Hill Road

41 Acres of Vacant Land Zoned LI II Directly off Exit 41 on I-95



SIZE 41 Acres

PRICE \$7.5 MILLION

CURRENTLY Vacant Land

NEIGHBORS

Restaurant Depot, Aurora Products, Numet, Endless Details, Pez Candy, Colony Hardware Corporation, Valley Tool & Manufacturing, United Illuminating Headquarters, Yale West Campus

COMMENTS

- Potential Yield 400,000 SF
- Permitted Uses Include Warehousing, Office, and Laboratory

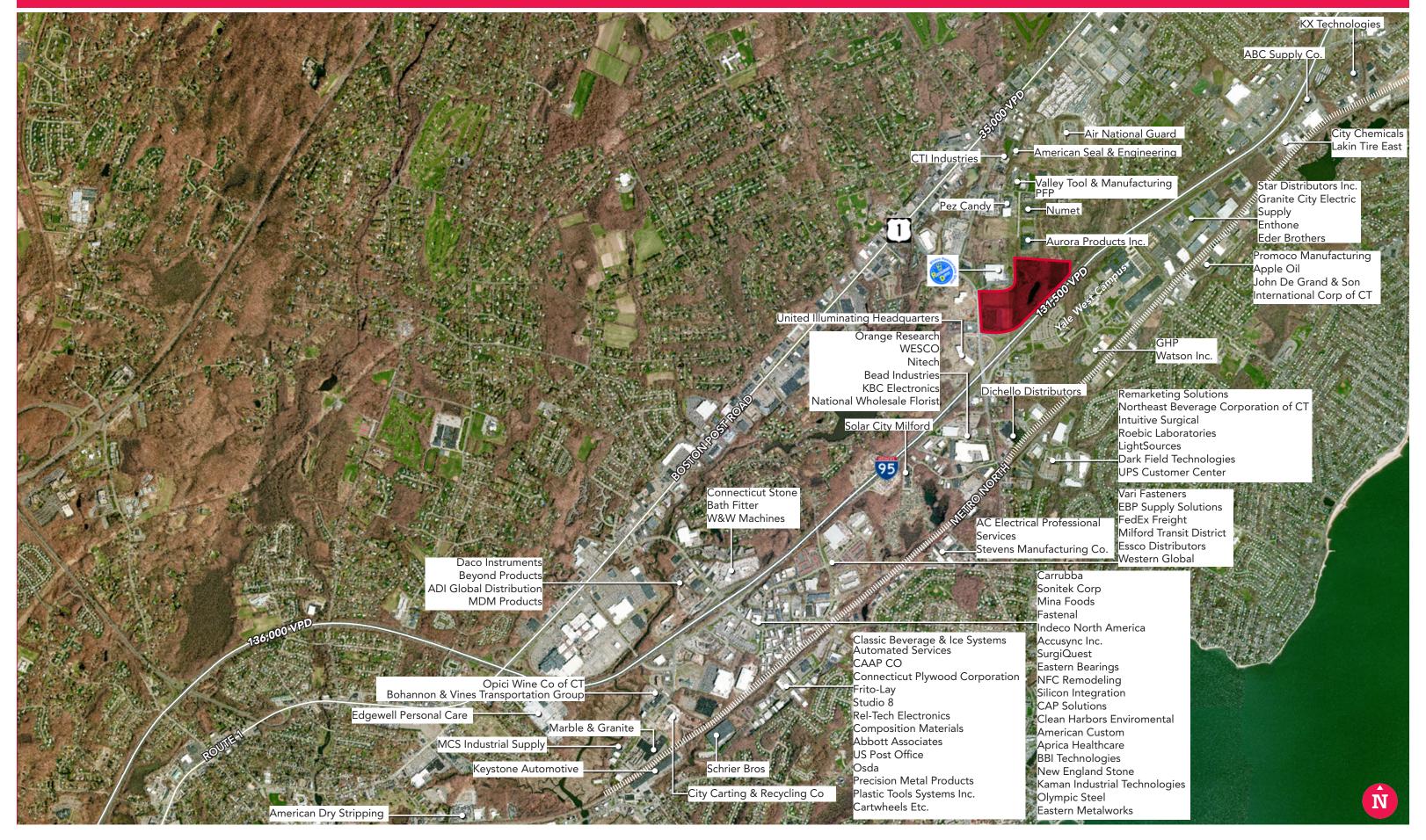
Contact Our Exclusive Agent:

Jeffrey L. Nable JNable@ripcony.com 516.933.8880





ORANGE, CONNECTICUT



SURVEY



MANHATTAN

150 East 58TH Street 15TH Floor New York, NY 10155

T. 212.750.6565 F. 212.750.6767 LONG ISLAND

100 Jericho Quadrangle Suite 120 Jericho, NY 11753

T. 516.933.8880 F. 516.933.2514 NEW JERSEY

125 Chubb Avenue Suite 150S Lyndhurst, NJ 07071

T. 201.777.2300 F. 201.777.2314 **Proudly Serving:**Long Island

Long Island New Jersey New York City Westchester Rockland Connecticut www.ripcony.com