

LAND FOR SALE

0 EDISON ROAD, ORANGE, CT



OFFERED AT \$7.2 million



- 32 acre sub-dividable parcel
- Prime location
- I-95 frontage
- High visibility and easy access on and off I-95
- Situation in a densely populated and heavily trafficked residential and commercial area
- The last parcel of undeveloped land in the Orange Industrial Park

[Click Here to go to the listing](#)



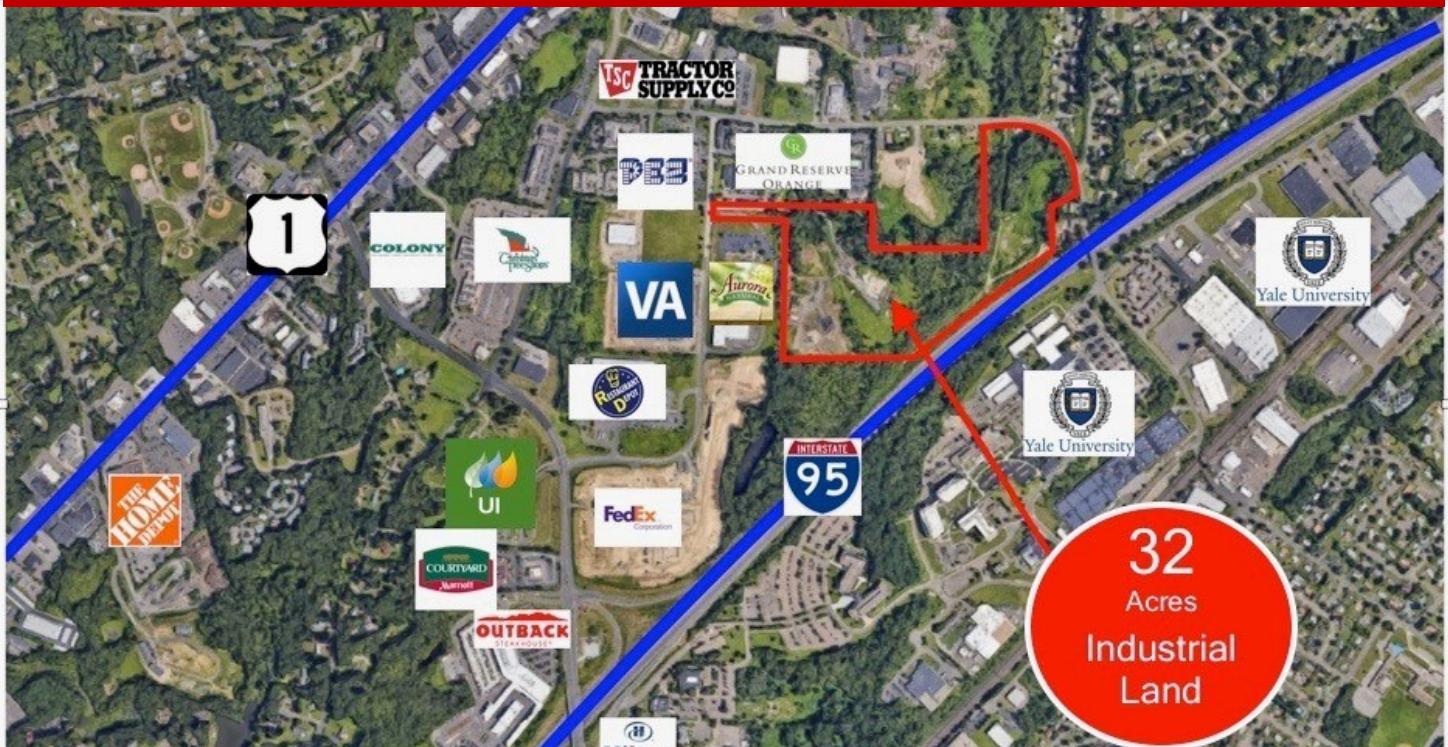
JAMIE CUZZOCREO
Commercial Specialist
jcuzz@hpearce.com
203.281.2808 (Office)
203.909.1716 (Cell)

www.hpearcecommercial.com



LAND FOR SALE

0 EDISON ROAD, ORANGE, CT



32
Acres
Industrial
Land

OFFERED AT \$7.2 million

- Yale University West Campus—137 acres
- United Illuminating—Headquarter facility—19 acres
- Grand Reserve – 164 unit Apartment complex
- FedEx Distribution Center—42 acres
- New 45,000 sf Veteran Administration Care Center
- PEZ Headquarters
- Restaurant Depot
- Aurora Foods
- Colony Tool Headquarters

[Click Here to go to the listing](#)



JAMIE CUZZOCREO
Commercial Specialist
jcuzz@hpearce.com
203.281.2808 (Office)
203.909.1716 (Cell)

www.hpearcecommercial.com



LAND FOR SALE

0 EDISON ROAD, ORANGE, CT



OFFERED AT \$7.2 million

One of the last, substantial undeveloped sites situated along the I-95 corridor between New York City to New London, CT. This property is a 32 acre sub-dividable parcel, zoned LI, and consisting of 15 acres in Orange and 17 acres in West Haven, Connecticut. This 32 -acre lot is conveniently located between exit 41 and 42 of I-95, featuring both high visibility from and direct frontage on 1-95. The land is nestled in a densely populated and heavily trafficked residential and commercial area, adjacent to the new 137-acre Yale University West Campus, United Illuminating 19 acre headquarter facility, the Grand Reserve 164-unit apartment complex, the new FedEx 42-acre distribution facility, and the new VA care center. As the last parcel of undeveloped land in the orange industrial park, this property presents a multitude of different opportunities in a prime location.

[Click Here to go to the listing](#)



JAMIE CUZZOCREO
Commercial Specialist
jcuzz@hpearce.com
203.281.2808 (Office)
203.909.1716 (Cell)

www.hpearcecommercial.com

