



pearce
real estate

Commercial Division

is pleased to offer for sale

**90 Prindle Hill Road
Orange, Connecticut
and
75 & 85 Prindle Road
West Haven, Connecticut**

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90 Prindle Hill Road, Orange, Connecticut

75 & 85 Prindle Road, West Haven, Connecticut

FARMLAND AND BUILDINGS FOR SALE

33.34 +/- acres and multiple structures on
three parcels in two municipalities

FOR SALE

\$7.3 million combined

\$3.6 million (Orange)

\$3.7 million (West Haven)



Flexible Possibilities on 33.34 acres in Orange and West Haven, Connecticut

Three contiguous parcels of historic farmland combine to create a sprawling 33.34-acre site that straddles the town of Orange and the city of West Haven. The parcels – 12.1 acres in Orange and 21.24 acres in West Haven – can be purchased together or separately. The two West Haven parcels must be purchased together.

The available land is the site of the family-owned and operated Latella Farm, also known as Latella & Sons, which was established in 1896. While the properties have served agricultural purposes for more than 100 years there is the potential for a wide range of other uses including light industrial/light manufacturing, warehouses, research and development labs, motor vehicle repair, or offices.

Features for all three parcels are abundant and include space for ample parking, city water, electricity, telephone, and access to city sewers in the street. The West Haven parcels contain four major structures comprising 28,372 SF of industrial space. These parcels enjoy easy access to I-95 at Exit 41 – only 1.5 miles away, and the Boston Post Road (Route 1) – just a half mile away.



90 Prindle Hill Road Orange, Connecticut

FINANCIAL INFORMATION

For Sale: \$3.6 million

PROPERTY DETAILS

Type of property:	Industrial in nature
Land:	12.1 acres (523,153 SF)
Zoning:	LI-2
Shape:	Irregular
Utilities:	Municipal telephone, electricity, water, and sewer at street
Property Details:	Largely flat parcel of farmland in Orange. This property adjoins a 21.24-acre parcel of farmland in neighboring West Haven. Its LI-2 zoning designation allows for light industrial purposes and 40% building coverage, and would also support other potential uses including warehouse, manufacturing or research labs. Ample parking opportunities.

FEATURES

Frontage:

Approximately 100 feet on Prindle Hill Road

Highway Access:

Only 1.5 miles from I-95 at Exit 41, only 0.5 mile away from Boston Post Road (Route 1), only 5 miles from Wilbur Cross Parkway (Route 15)



75 & 85 Prindle Road West Haven, Connecticut

FINANCIAL INFORMATION

For Sale: \$3.7 million

PROPERTY DETAILS

Type of property:	Industrial in nature
Land:	21.24 acres (925,214 SF)
Zoning:	LM (limited manufacturing)
Shape:	Irregular
Topography:	14 acres are relatively flat, the remainder is sloping, rolling
Utilities:	Municipal telephone, electricity, water, and sewer at street
Property Details:	Farmland in West Haven. At least 14 of the acres are relatively flat. This property adjoins a 12.1-acre parcel of largely level farmland in Orange. The property contains four buildings totaling 28,372 SF including industrial space and a 672 SF ranch house. It is zoned LM, allowing for 65% building coverage and would support light manufacturing as well as research and development labs. Outside storage is allowed. Ample parking.

FEATURES

Frontage:

Approximately 874 feet on Prindle Road

Highway Access:

Only 1.5 miles from I-95 at Exit 41, only 0.5 mile away from Boston Post Road (Route 1), only 5 miles from Wilbur Cross Parkway (Route 15)



Photo Gallery

90 Prindle Hill Road, Orange
75 & 85 Prindle Road, West Haven



AERIAL VIEW



**90 PRINDLE HILL ROAD
ORANGE**

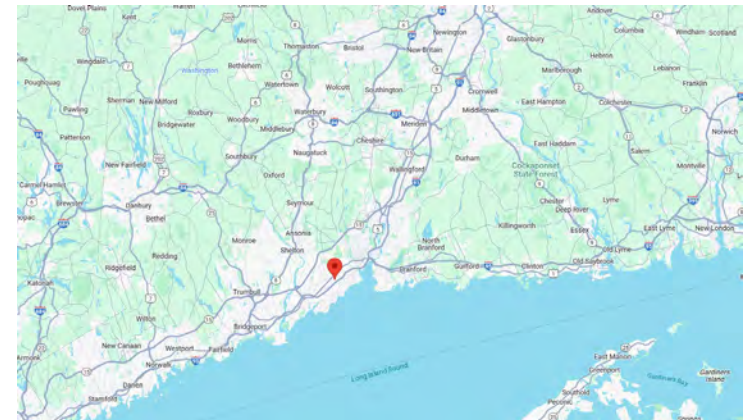
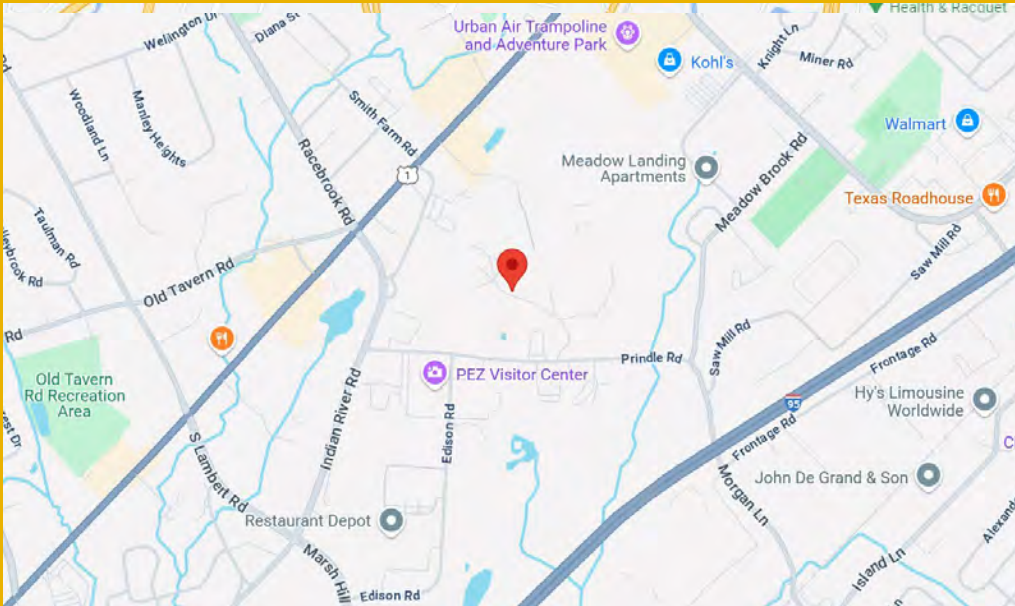
AERIAL VIEW



**75 & 85 PRINDLE ROAD
WEST HAVEN**

Convenient Location

The three contiguous Prindle properties in Orange and West Haven are conveniently located with easy access to major roadways and modern amenities. The properties are only 1.5 miles from I-95 at Exit 41 (Marsh Hill Road in Orange), only a half mile from Boston Post Road (Route 1) with its wealth of retail stores and restaurants, and only five miles from the Wilbur Cross Parkway. I-95 provides this site with access to New Haven and Boston to the east and north, and to Fairfield County and New York to the west.



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75 & 85 Prindle Road, West Haven**



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