



# SOUTHEAST INTERMODAL COMPLEX

## 125 DEPOT ROAD

Montville, Connecticut

**Industrial for Sale**  
**160,000 SF**



**Damon Bowers**

Director

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### SPECIFICATIONS

|                     |                                                                                         |                 |  |
|---------------------|-----------------------------------------------------------------------------------------|-----------------|--|
| TOTAL BUILDING AREA | +/- 160,000 square feet<br>2 Story Facility                                             |                 |  |
| AVAILABLE SPACE     | 160,000 square feet<br>Office: +/- 5,000 sq ft<br>Industrial: +/- 155,000 sq ft         |                 |  |
| LAND                | 56.57-Acres – comprised of 9 parcels<br>(+/- 22.9-acres contiguous on the Thames River) |                 |  |
| ZONING              | I- Industrial<br>R-20 Residential                                                       |                 |  |
| CEILING HEIGHT      | 12' clear                                                                               |                 |  |
| CONSTRUCTION        | Walls Masonry and Pre-engineered metal panel<br>Floor Reinforced concrete               |                 |  |
| UTILITIES           | Power:                                                                                  | EverSource      |  |
|                     | Gas:                                                                                    | Yankee Gas      |  |
|                     | Water:                                                                                  | Municipal Water |  |
|                     | Waste:                                                                                  | Municipal Sewer |  |
| RAIL                | Central New England Railroad<br>Multiple sidings on site                                |                 |  |
| LOADING             | 8 Docks (expandable)                                                                    |                 |  |
| TAXES               | Assessed Value (70%):                                                                   | \$3,284,507     |  |
|                     | 2016 Taxes:                                                                             | \$98,831        |  |
| AVAILABILITY        | Immediate                                                                               |                 |  |
|                     | For Sale:                                                                               | \$2,500,000     |  |

125 Depot Road represents a generational opportunity to acquire a property with unique industrial infrastructure and a highly desirable location with expansive river frontage and deep water dockage. The offering consists of multiple parcels with outlying sites used for trailer parking or outside storage and five contiguous parcels totaling 22.9-acres with direct access to deep water docking on the Thames River. Highway access is less than 1.5 miles away via Exit 6 off I-395, an existing 400 foot concrete pier and multiple rail spurs service the site making 125 Depot Road a rare intermodal facility in a highly developed market. The property can support distribution and manufacturing operations or conversion to alternate uses given its location and direct access to rail and shipping routes.



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