



Naugatuck Industrial Rail Park (NIRP)

Strategically located in Naugatuck, CT with direct freight rail access provided by Genesee & Wyoming/Berkshire Eastern, NIRP is a premier industrial park designed to attract rail-reliant businesses that drive tax revenue, job creation, and regional growth.

Why Choose NIRP?

- Direct rail access to regional and international markets
- Lower bulk freight costs vs. trucking
- 90-minute truck access to NYC
- Development-ready infrastructure (zoning, utilities, roads)
- Custom rail spurs to each site
- Skilled local workforce and potential state/local incentives
- Strong Borough support for industrial expansion

Industries & Ideal Uses

- Aggregates & Building Materials – Ship in bulk stone, sand, salt, cement; store and distribute regionally.
- Pulp, Paper & Packaging – Rail-in of raw pulp/paper and distribution to packaging manufacturers.
- Bulk Chemicals & Industrial Gases – Ideal for tank farms or transload facilities for regional delivery.
- Lumber & Construction Materials – Efficient hub for inbound lumber, rebar, and related materials.
- Warehousing & 3PL Logistics – Cross-docking, inventory storage, and last-mile logistics.
- Cold Storage-warehousing of perishable goods for regional delivery
- Transload & Rail-Logistics Operators – Multi-product transload hubs to serve manufacturers off-rail.
- Recycling Products and transfer – Support clean, efficient waste stream logistics—all handled in enclosed, compliant facilities that reduce truck traffic and environmental impact.

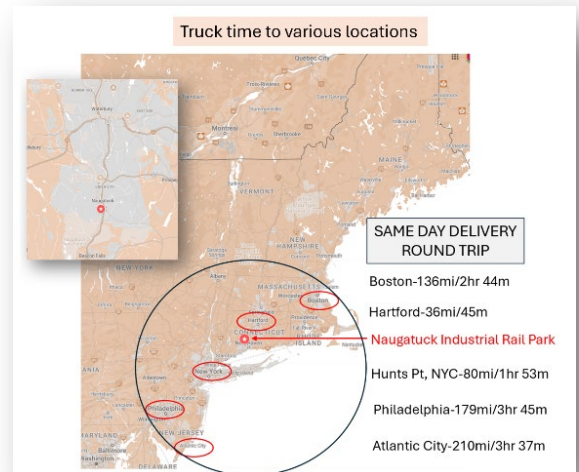
Next Steps

To explore parcel availability or schedule a site tour, contact Mark De Pecol at mark@sldland.com. Custom build-to-suit and infrastructure planning support available.

We are open for business!

Mayor Hess

Mayor "Pete" Hess
Naugatuck Borough



For further information contact:
Mark De Pecol
203-770-2159
mark@sldland.com