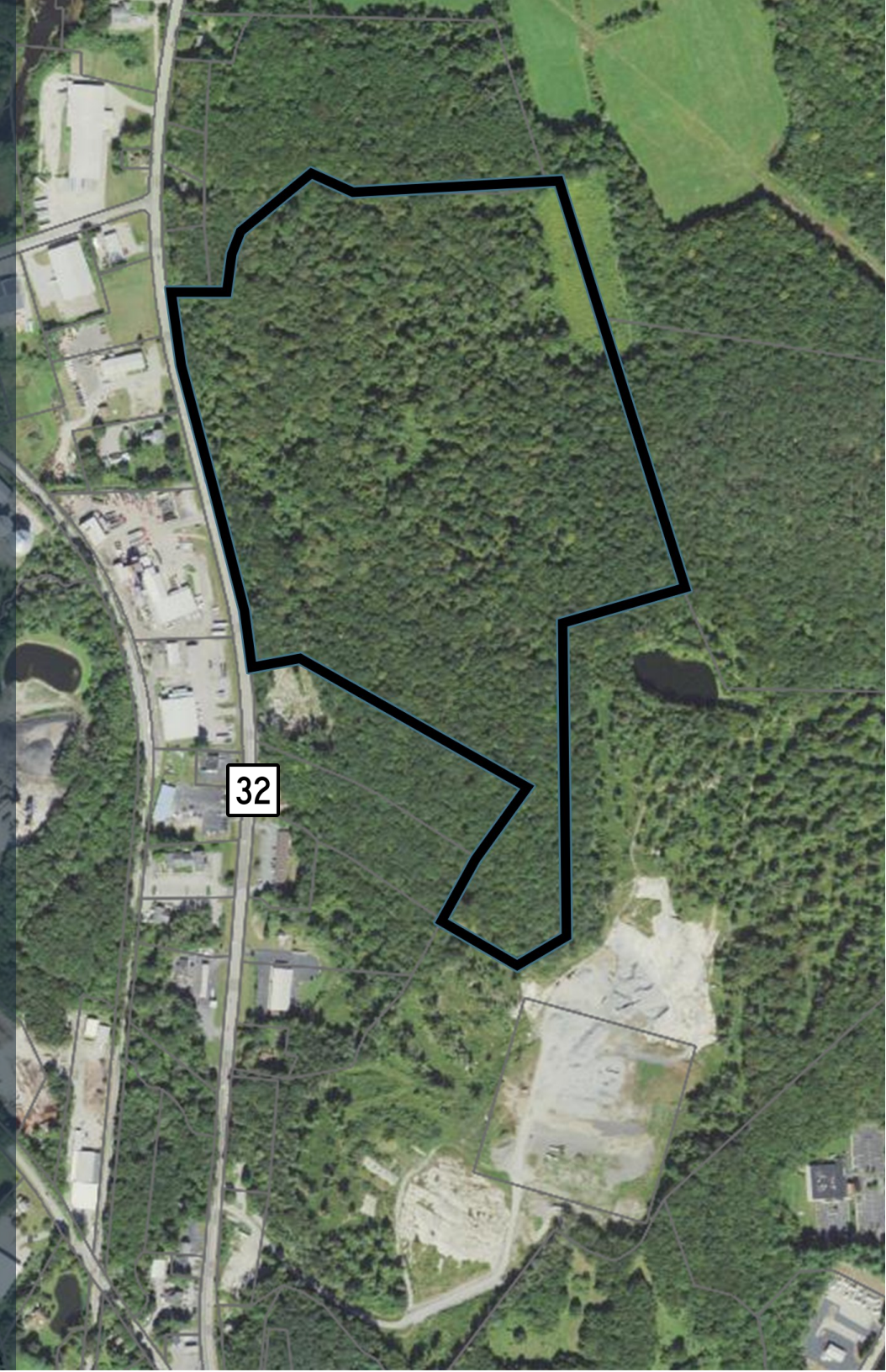


● 135 ROUTE 32
FRANKLIN, CT

Industrial scale *strategic access.*

An exceptional 87-acre industrial land offering in Franklin, CT with extensive Route 32 frontage, public utilities, and flexible zoning, ideal for large-scale, phased development in a supply-constrained market.



Premier industrial site with *unmatched* visibility.

135 Route 32 in Franklin is a large-scale 87-acre industrial land holding with nearly a third of a mile of frontage along Route 32, giving it a presence and visibility that is difficult to replicate in southeastern Connecticut. The property combines scale, infrastructure access, and flexible industrial zoning in a market where large contiguous industrial parcels with public utilities are increasingly limited.



87 AC
AVAILABLE FOR SALE

I (INDUSTRIAL)
ZONING

±1,500 SF
ROUTE 32 FRONTAGE

A unique blend of
*scale, infrastructure, &
development flexibility.*

32

Extensive frontage and exposure along CT Route 32

I

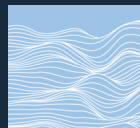
Industrial zoning with broad permitted commercial and industrial uses



Large acreage supporting phased development, campus layouts, or subdivision



Natural landscape offering privacy without sacrificing accessibility



Varied topography enabling flexible and efficient site design

Flexible zoning, *maximum* potential.

With approximately 1,500 feet of frontage and minimum frontage requirements of only 150 feet, the parcel may also present long-term subdivision or multi-building development potential, subject to approvals and environmental review.

From a development perspective, the Industrial zoning allows for a wide range of uses including:

- AUTOMOTIVE DEALERSHIP
- CORPORATE OR FLEX OFFICE SPACE
- ENTERTAINMENT FACILITIES
- HOSPITALITY
- MANUFACTURING
- PRINTING & PUBLISHING OPERATIONS
- RESEARCH & LAB FACILITIES
- RETAIL TIED TO ON-SITE MANUFACTURING
- WAREHOUSE & DISTRIBUTION
- WOODWORKING & FABRICATION
- UTILITY & INFRASTRUCTURE RELATED USES



● 135 ROUTE 32
FRANKLIN, CT

Strategic location. Regional Access.

Franklin offers a strategic location within New London County, providing access to key industrial, logistics, and commercial corridors in southeastern Connecticut while maintaining a lower-density setting with greater development flexibility. The property is located less than 2 miles from Route 2 and approximately 3 miles from I-395

Rt. 2

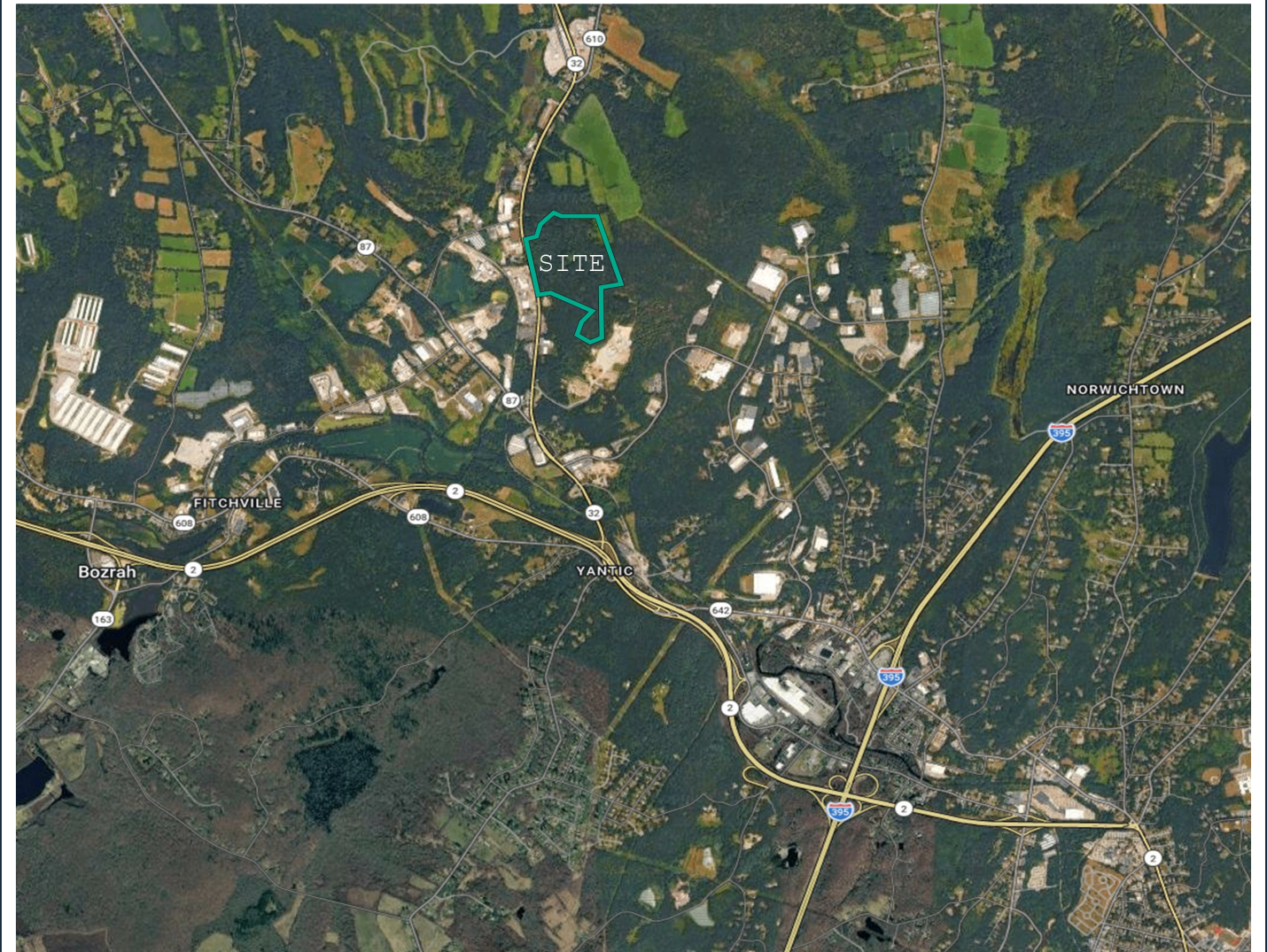
5 MINUTES
UNDER 2 MILES

I-395

7 MINUTES
3 MILES

Rt. 32

IMMEDIATE



● 135 ROUTE 32
FRANKLIN, CT

Property *specifications.*

PARCEL NUMBER (APN) Map 44, Lot 28

COUNTY New London County

ACREAGE 87 Acres

FRONTAGE ±1,500 feet (±0.28 miles) on Route 32

LOT WIDTH ±1,680 feet (±0.32 miles)

ZONING Industrial

SUBDIVISION POTENTIAL Yes

UTILITIES ACCESS Public water and sewer, electric, gas

WETLANDS Present

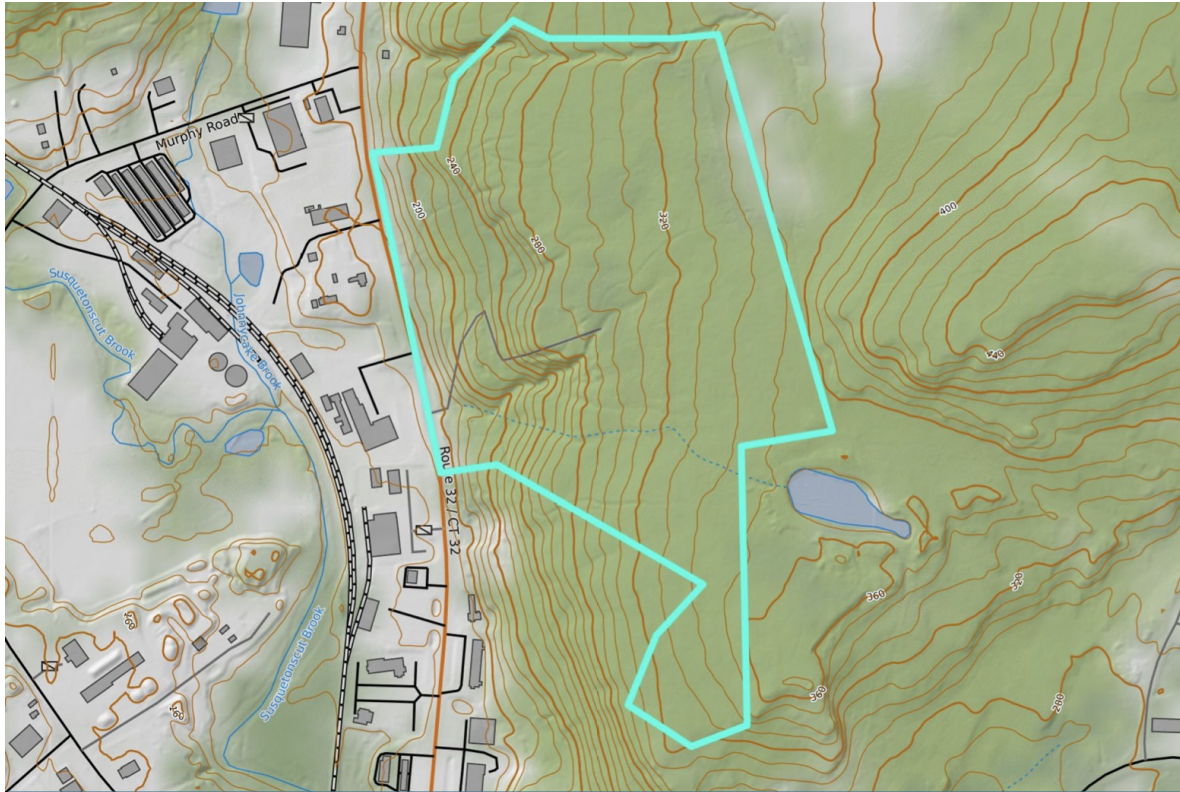
FLOOD ZONE Not in a flood zone

PRESENT CONDITION OF LOT Wooded

SALE PRICE \$1,750,000



Long term *potential*.



TOPOGRAPHY



WOODLAND SETTING WITH NATURAL BUFFER

The property represents a rare large-scale, undeveloped industrial tract with existing infrastructure access and significant development flexibility. It can accommodate a single flagship user or a phased commercial or industrial development, all within a natural New England setting that offers a more attractive alternative to a typical industrial park.

● 135 ROUTE 32
FRANKLIN, CT

Request *a tour.*

Paul Matt

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