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Sale Price  
**\$390,000**

## Timber Ridge Road, Lot #7 Middletown, CT 06457

±6 acre commercial / industrial site  
Prime opportunity for investor/user

Includes site plans, auto CAD files, soil /  
wetland reports

### Features

- Commercial/Industrial vacant lot consisting of ±6 acres
- Prime opportunity for investor/user to build new in an ideal well developed industrial zoned area of Middletown
- Owner will include Complete Site Plans, Auto CAD Civil 3D project drawing files, Soil Scientist Report, Storm Water Management Report
- Lot is easily accessible to 1-91 at exit 20 and Route 372
- Property has all city utilities (water, sewer, gas)
- Great location for office, warehouse, manufacturing, technology services, medical, laboratory, machine shop

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Accelerating success.

# GIS Mapping



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