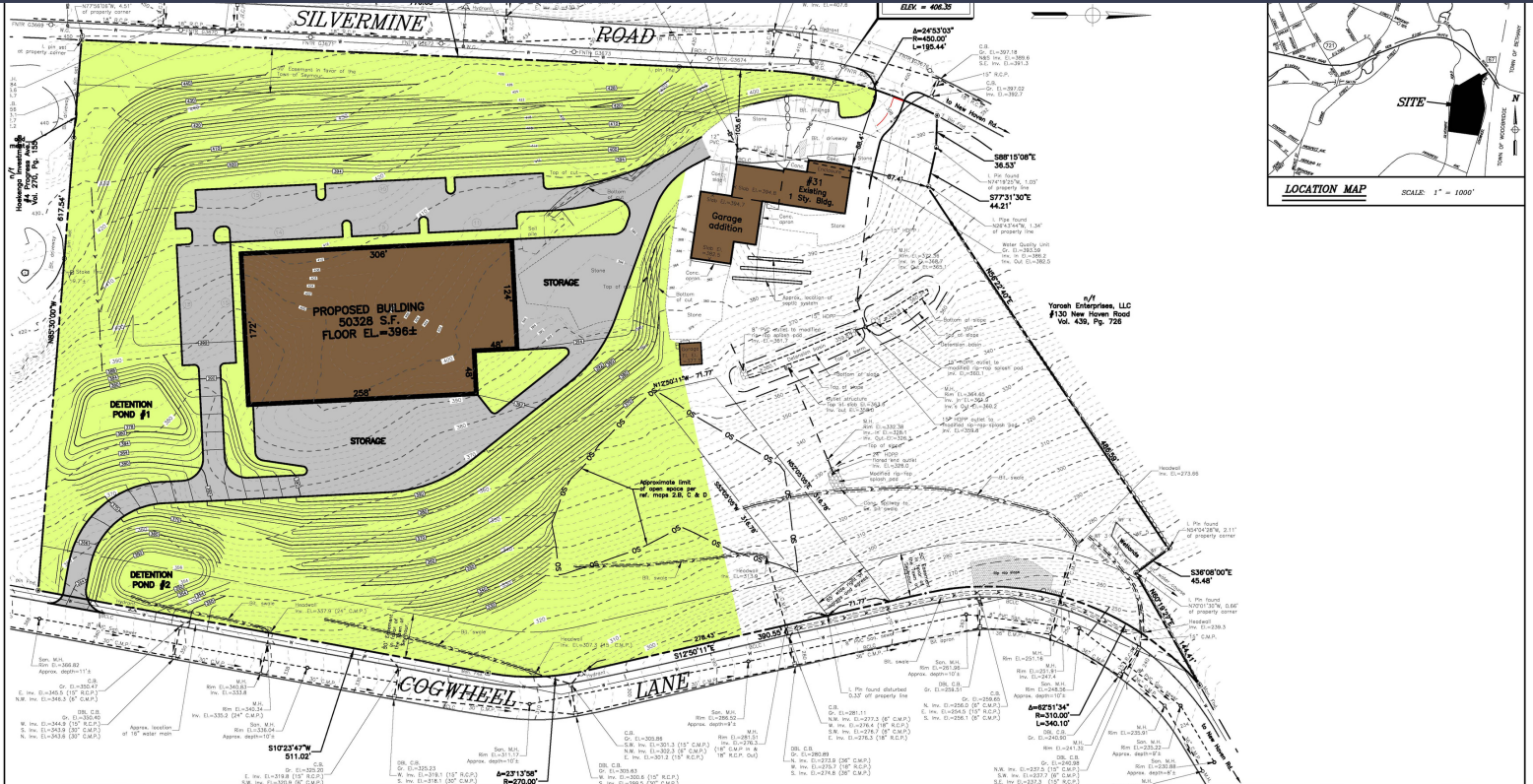


FOR SALE

31, 39, & 47 SILVERMINE RD
SEYMOUR CT
KENNETH GINSBERG 203-376-6266

KNG
REALTY

(959) CALL-KNG



CONTIGUOUS LAND + BUILDING FOR SALE

17 ACRES & 11,000 SF BUILDING LOCATED IN SEYMOUR INDUSTRIAL PARK
PROPERTY CAN BE SUB-DIVIDED WITHOUT THE 11,000 SF BUILDING
EASILY ACCESSED FROM RTE 8 (EXIT 22), I-84 AND I-95

ZONED GI-2 (GENERAL INDUSTRIAL)—IDEAL
FOR A RANGE OF INDUSTRIAL, WAREHOUSE,
OR MIXED-USE PROJECTS.

LOCATED IN SILVERMINE INDUSTRIAL PARK
WITH GOOD ACCESS TO ROUTE 8, THIS SITE
BENEFITS FROM REGIONAL CONNECTIVITY
AND VISIBILITY!

SALE PRICE
UPON REQUEST

AMAZING POSSIBILITIES

- 50,00 SF WAREHOUSE DEVELOPMENT
- POSSIBLE 100,000 SF 2 STORY SELF-STORAGE FACILITY
- 1000,000 SF FOOT PRINT
- POSSIBLE MULTI-FAMILY DEVELOPEMENT

PROPERTY FACTS

31 SILVERMINE RD

31 Silvermine Rd

Total Building SF 	11,000 SF
Available SF	11,000 SF
Year Built	1985
Ceiling Height	12'
Parking	Paved Lot
Stories	1
Roof	Flat
Sewer/Water	City
Construction	Concrete
Zoning	GI-2
Heat	Forced Air/Gas
Frontage	1,300' +/-
Mill Rate	34.71
Acerage	17 +/-