



Reduced Sale Price
\$1,950,000

Land Lease
\$200,000 per year

David Richard

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1604 King Street Enfield, CT 06082

±24 acre industrial development site

This is a ±24 acre industrial development site is located just off I-91 at Exit 46 in Enfield, CT. There is 2,269' of frontage on the east side of I-91, 540' frontage on Route 5 and 1,663' frontage on the Connecticut River.

Features

- 75% level, 25% slope (former borrow pit for construction of I-91)
- Zoning: I-1; Multiple uses allowed including industrial, office and commercial
- Traffic Count: 109,218 vpd (2016) on I-91

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