

For Sale/Lease/Build to Suit

93,843 SF Building site on 25+/- acre with Rail



532 Pond Road, Franklin, CT presents a compelling opportunity for users and investors seeking a rail-served industrial site. The property is positioned for direct industrial rail access with a potential new track connection and future rail infrastructure designed to support efficient freight operations. The site is **Fully Approved to build 93,843 SF** creating a strong platform for manufacturing, warehousing, distribution, and other industrial uses. This property offers strategic connectivity for businesses that value multimodal logistics and scalable development potential. This is a rare chance to secure a shovel ready industrial property with future-served rail functionality in a desirable Eastern Connecticut location. Ideal for owner-users, developers, and logistics-oriented occupiers looking to expand with long-term transportation advantages.

