

BUILDING FOR SALE

283 Indian River Road, Orange, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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PROPERTY DETAILS

Building Area: 22,090± SF block and steel

Land Area: 2.5 acre

Zoning: LI-2

Clear Height: 14'±

Loading docks: 2, 10x10, one is electric

Drive in doors: 2, 10x10

Columns: 40' on center

A/C: yes, in the offices, 4 rooftop units

Heating: gas, shop as well.

Water/ Sewer: City

Electric: 400 amps, volts 440-480, 3 phase 4 wire

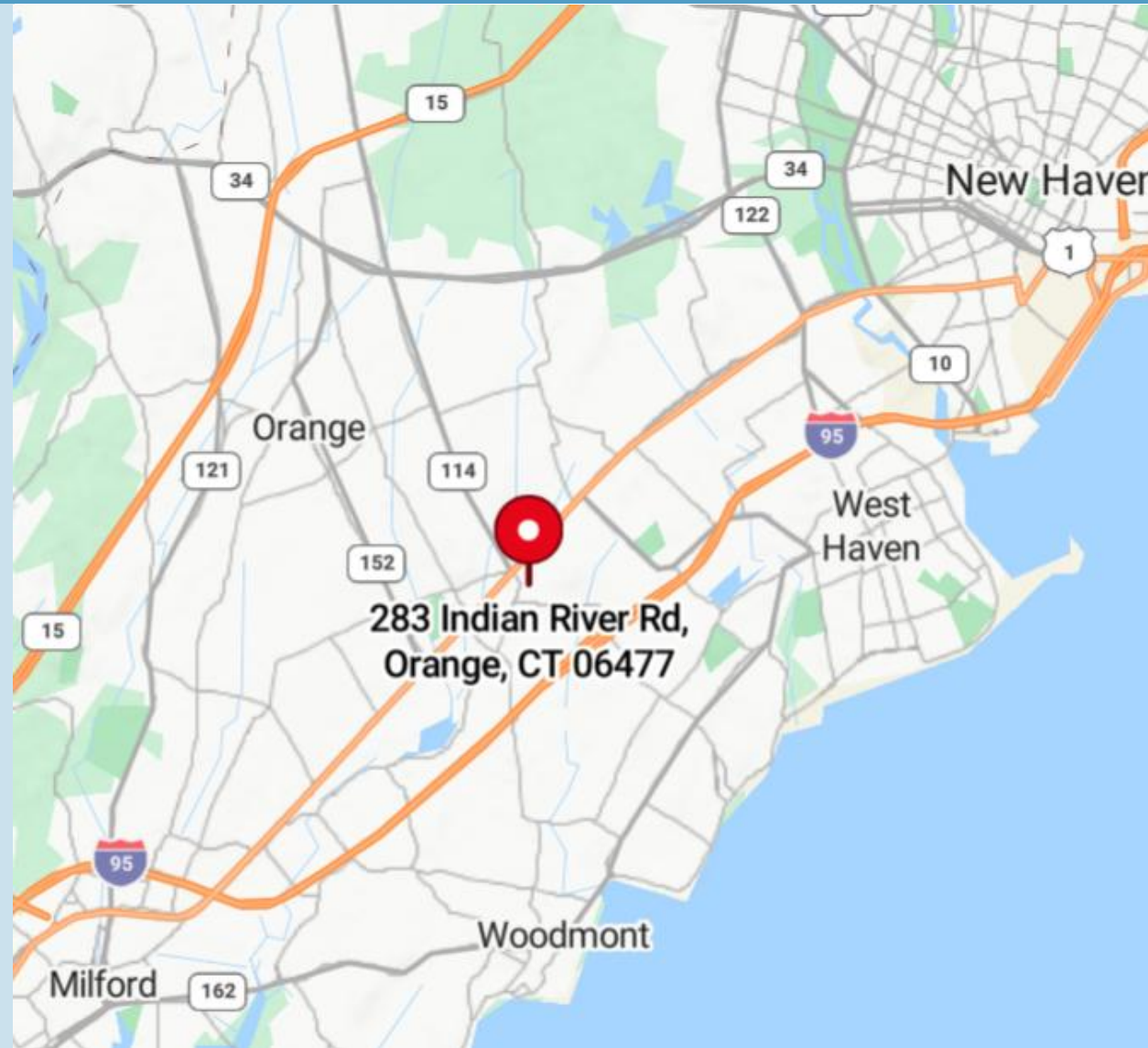
Sale Price: \$2,295,000. Taxes:\$27,000.00



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Additional information:

- ☐ Office bathrooms for men and women; men's has a shower
- ☐ Bathroom in the shop
- ☐ Exterior ventilation fan
- ☐ Kitchen with sink
- ☐ Downdraft fans in shop
- ☐ Sprinkler, no but the property has city water
- ☐ Crane, 2-ton crane
- ☐ Floor scale
- ☐ Floor, concrete
- ☐ Roof, rubber membrane w/ silver coating completed July 2025
- ☐ Office windows recently replaced, open on bottom
- ☐ Curtain drains installed in rear and side of building



Location: Convenient to exits 41 & 42 of I-95

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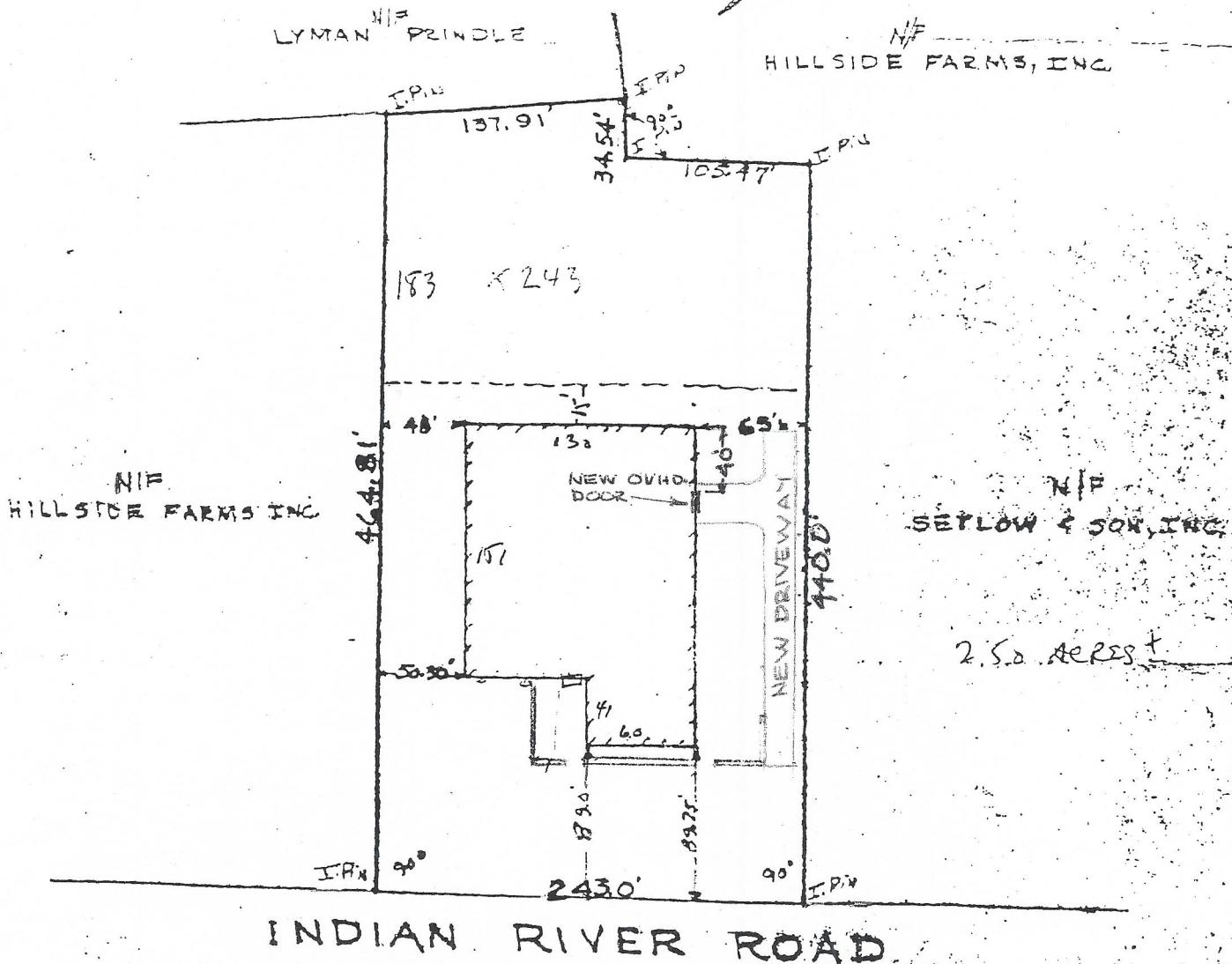
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RICHARD G. KLASKOWSKI
839 HOWE AVENUE
SHELTON, CONNECTICUT

2745
REGISTERED
LAND SURVEYOR

FEB. 8, 1962

JOHNSON SERVICE CO.
ORANGE, CONN.



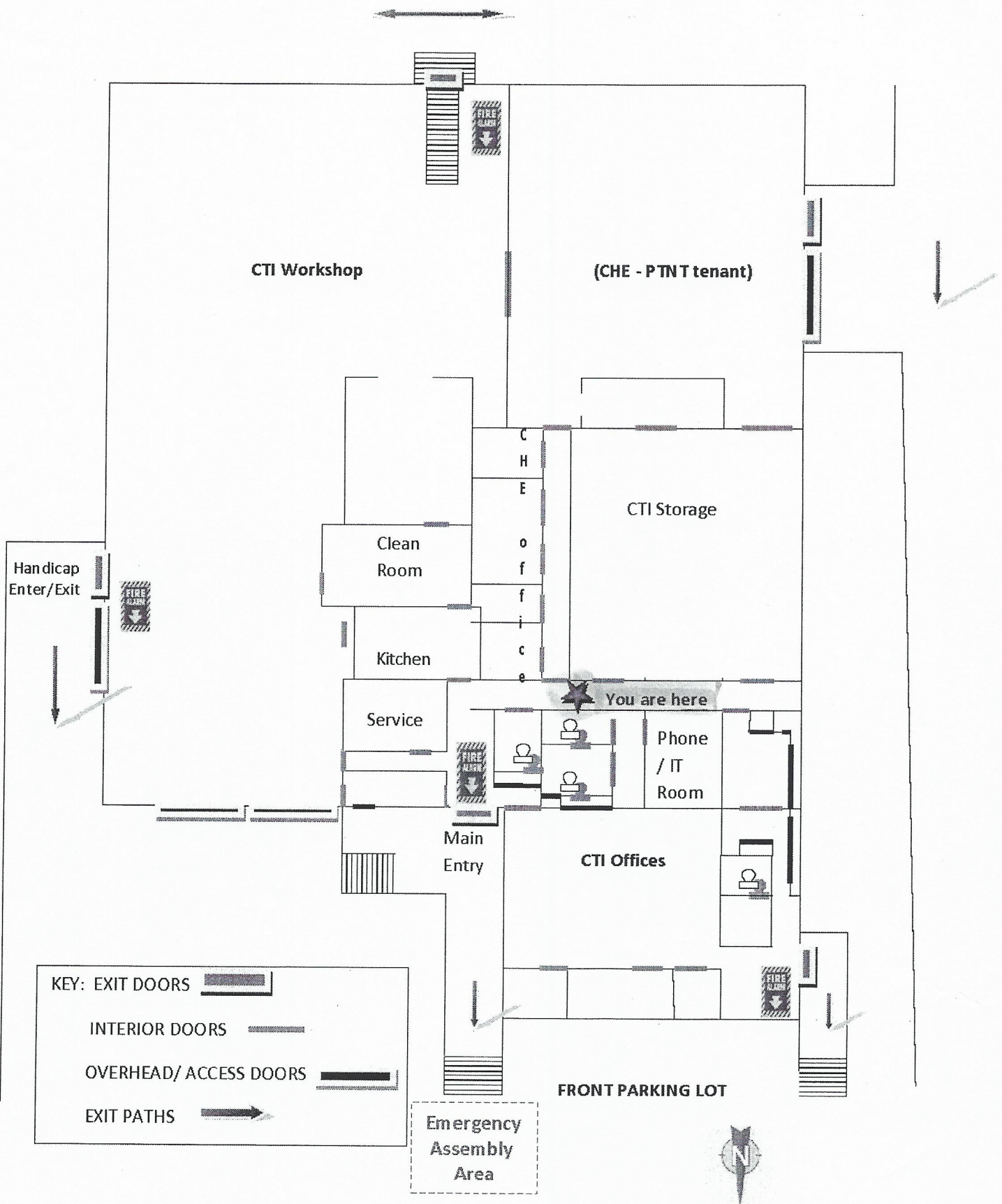
PNP

'PROPOSED OVERHEAD DOOR'

I hereby certify that this map is substantially correct and that no zoning regulations have been violated.

Richard G. Klaskowski

Emergency Escape Routes



283 INDIAN RIVER RD

Location	283 INDIAN RIVER RD	Mblu	23/ 2/ 1/ /
Acct#	256900	Owner	PTNT PROPERTIES LLC
Assessment	\$878,400	Appraisal	\$1,254,900
PID	1107	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$639,900	\$615,000	\$1,254,900
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$447,900	\$430,500	\$878,400

Owner of Record

Owner	PTNT PROPERTIES LLC	Sale Price	\$550,000
Co-Owner		Certificate	
Address	146 SOMERSET AVE FAIRFIELD , CT 06824	Book & Page	0494/0272
		Sale Date	05/15/2003
		Instrument	08

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PTNT PROPERTIES LLC	\$550,000		0494/0272	08	05/15/2003
PTNT PROPERTIES LLC 1/2 & HOLMES DAVID H	\$550,000		0494/0269	08	05/15/2003
HOLMES DAVID H ET AL	\$0		0316/0438	00	02/26/1987

Building Information

Building 1 : Section 1

Year Built:	1960
Living Area:	22,090
Replacement Cost	
Less Depreciation:	\$623,700

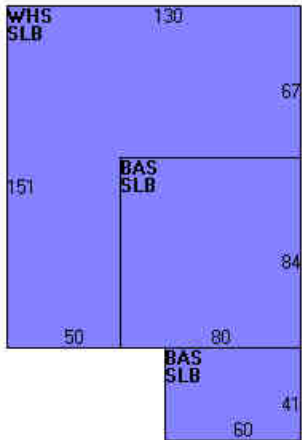
Building Attributes	
Field	Description
Style	Warehouse
Model	Ind/Comm
Grade	D
Stories	1
Occupancy	1.00
Exterior Wall 1	Brck/Cndr Blck
Exterior Wall 2	
Roof Structure	Flat Stl Truss
Roof Cover	BU Comp
Interior Wall 1	Paint
Interior Wall 2	Tile
Interior Floor 1	Carpet
Interior Floor 2	Vinyl
Heating Fuel	Gas
HVAC	Warm/Cool Air
Ceilings	Susp Accous
Partitions	Typical
Bldg Use	Industrial
Full Baths	0
Half Baths	0
Total Fixtures	10
% Sprinkler	0
Elevator	0
1st Floor Use	
Basement	Slab
Foundation	Cinder Block
Park Spaces	20
Frame Type	Fire Resistant
Footprint	
Wall Height	16.00
Bldg Adj	1.00

Building Photo



23-2-1 03/08/2017
 (https://images.vgsi.com/photos/OrangeCTPhotos//00\01\27\82.JPG)

Building Layout



(https://images.vgsi.com/photos/OrangeCTPhotos//Sketches/1107_1107.jp

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
WHS	Warehouse	12,910	12,910
BAS	First Floor	9,180	9,180
SLB	Slab	22,090	0
		44,180	22,090

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
A/C	Air Condition	9180.00 UNITS	\$10,600	1

Land

Land Use		Land Line Valuation	
Use Code	301	Size (Acres)	2.5
Description	Industrial	Frontage	
Zone	LI-2	Depth	
Neighborhood	C20	Assessed Value	\$430,500
Alt Land Appr Category	No	Appraised Value	\$615,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Concrete Paving			5000.00 UNITS	\$5,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$639,900	\$615,000	\$1,254,900
2022	\$496,000	\$615,000	\$1,111,000
2021	\$496,000	\$615,000	\$1,111,000

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$447,900	\$430,500	\$878,400
2022	\$347,200	\$430,500	\$777,700
2021	\$347,200	\$430,500	\$777,700