

Cambridge Logistics Park

64 Cambridge Drive and 4 Independence Drive
Monroe, Connecticut



SIOR Individual Members
Society of Industrial & Office Realtors

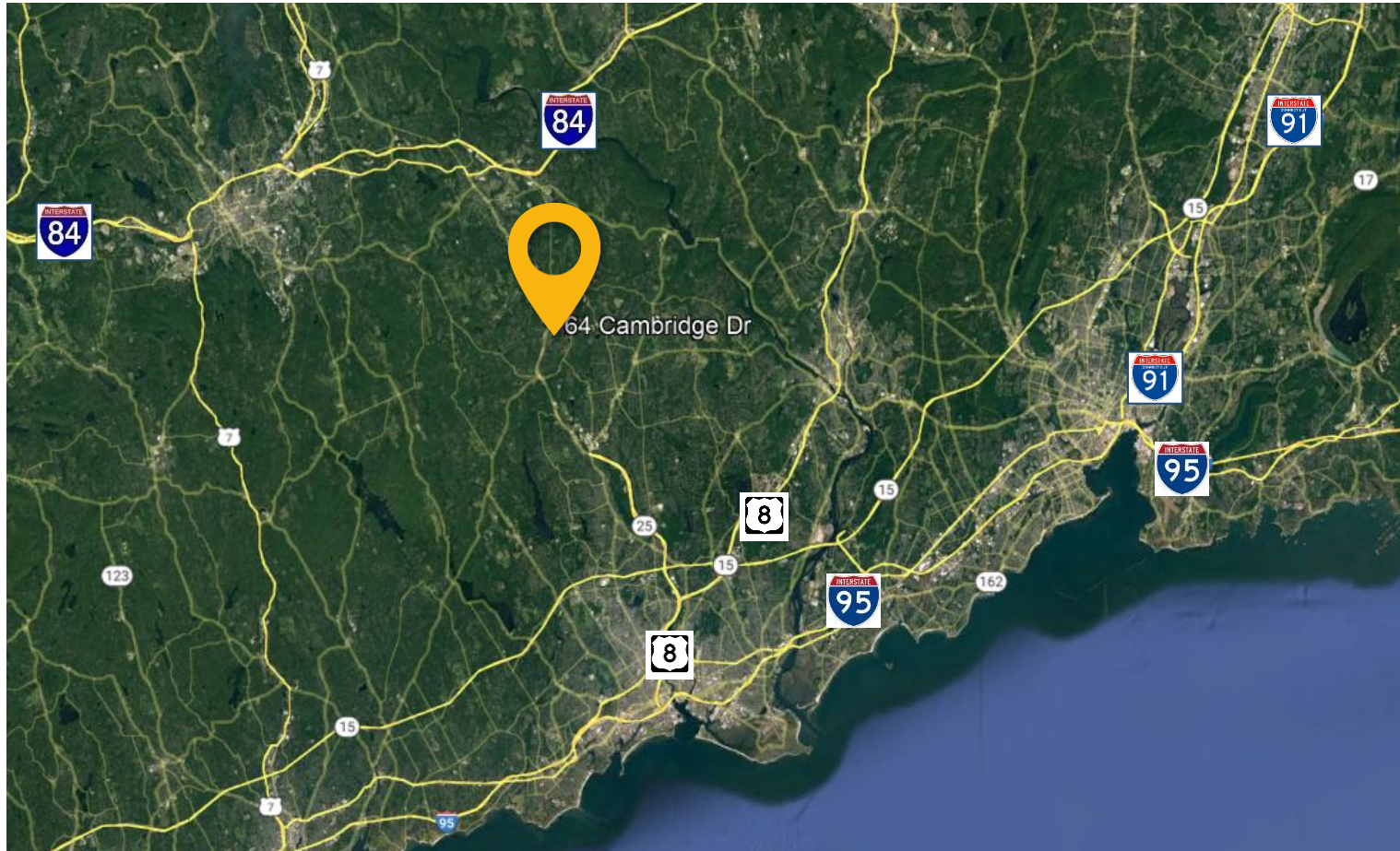
VIDAL/WETTENSTEIN, LLC



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.

64 Cambridge Drive and 4 Independence Drive, Monroe, Connecticut



Conveniently located
between I-84 and I-95

64 Cambridge Drive and 4 Independence Drive, Monroe, Connecticut

Cambridge Logistics Park

Permitted Use Subject to Final Town Approvals

Buildings designed to accommodate modern high bay warehouse, distribution use, and manufacturing.

Multiple building park designed to accommodate up to 700,000± sq/ft.



Cambridge Logistics Park

Subject to Town Approval

PROPERTY DETAILS

Acreage: 72 acres± / 42 buildable acres. 25% coverage allowed

Total Bldg. Sq. Ft.: Multiple building park designed to accommodate up to 700,000 SF

Parking: Abundant; for trucks, staging area, employee parking

Utilities: City water, natural gas. Electric: 3 phase power

Safety: Sprinklered, inline racking sprinkler if necessary

Occupancy: TBD

Lease Price: TBD

Sale Price: \$6,900,000 "As Is"

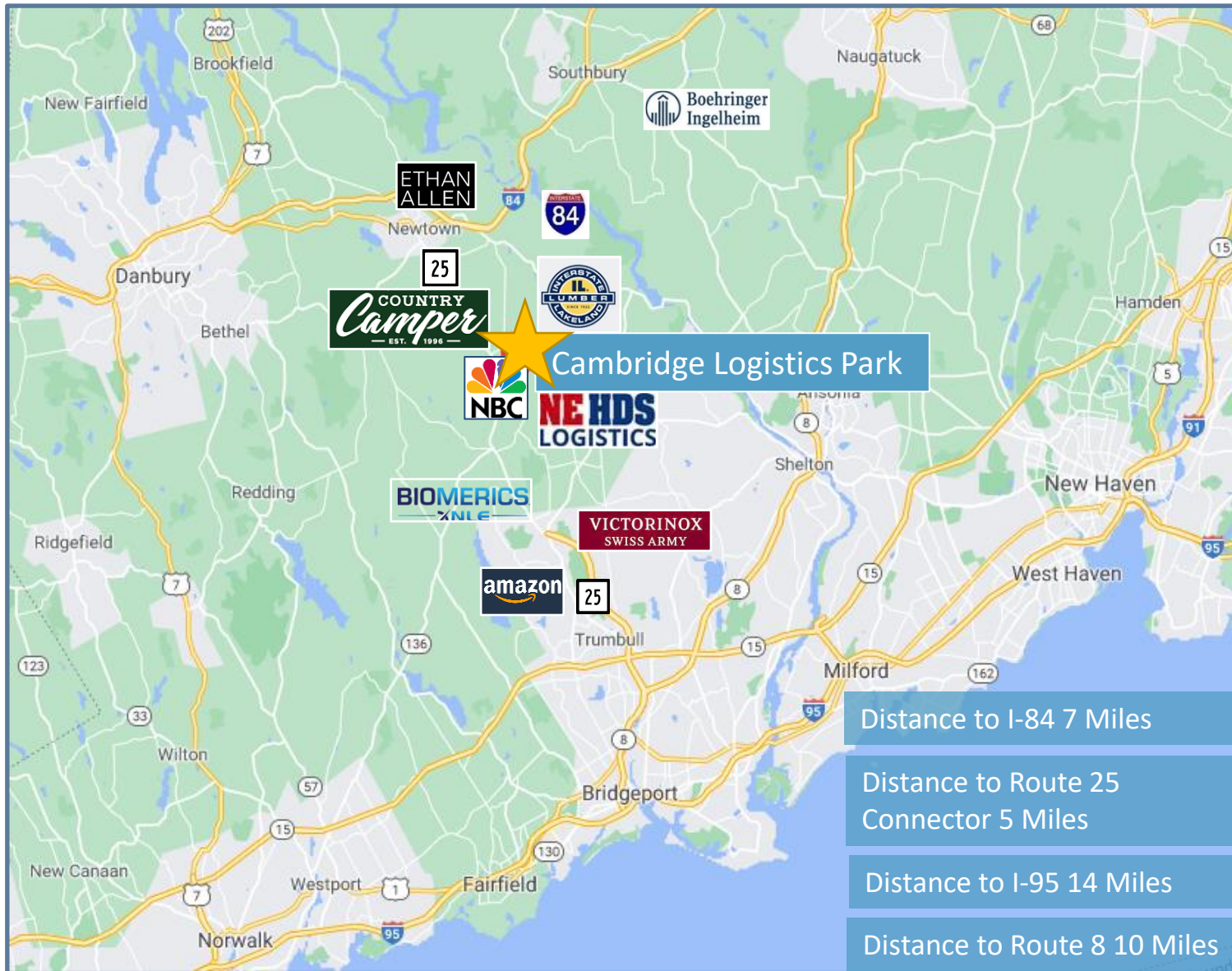
To arrange a tour contact:

Bruce Wettenstein, SIOR

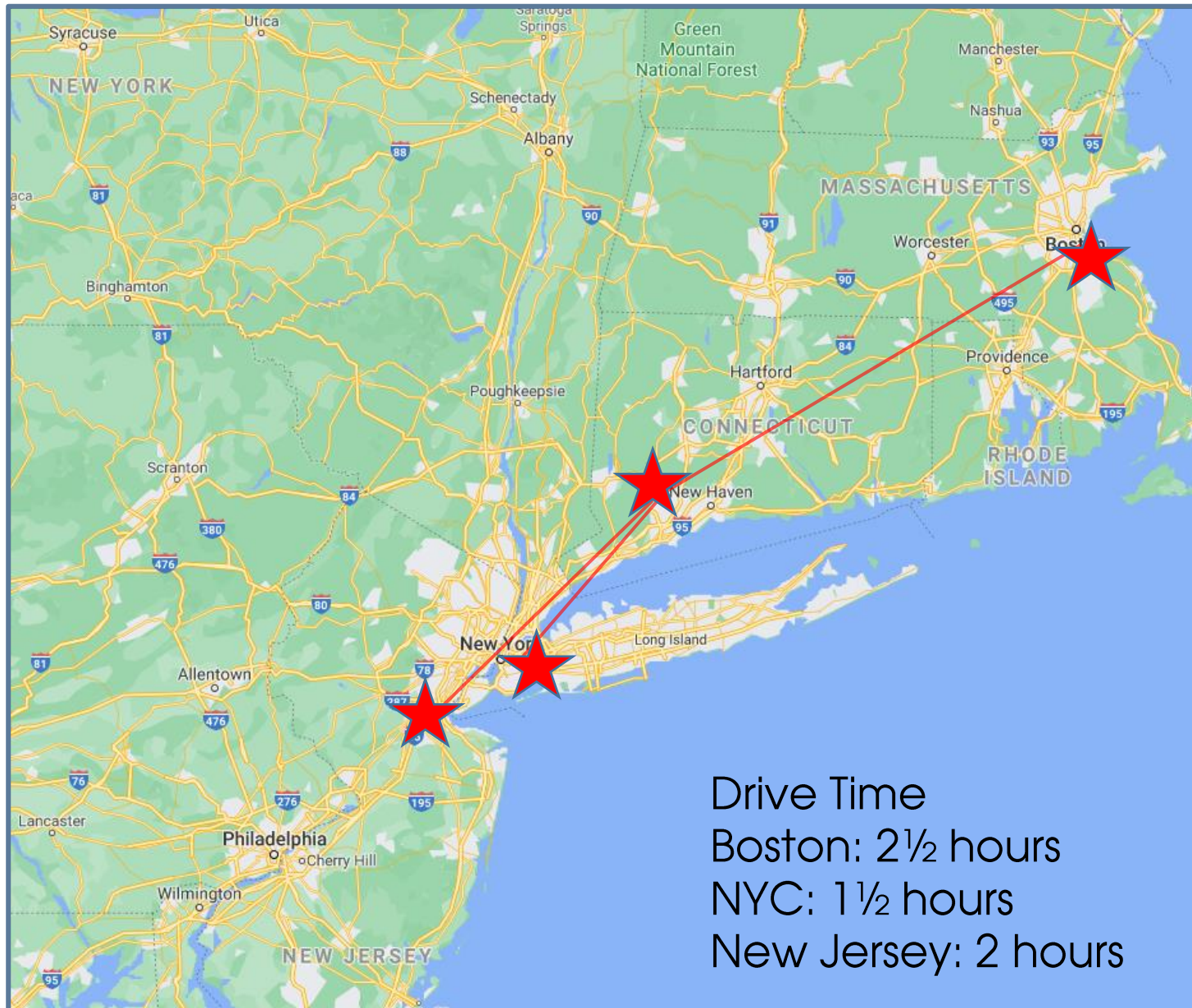
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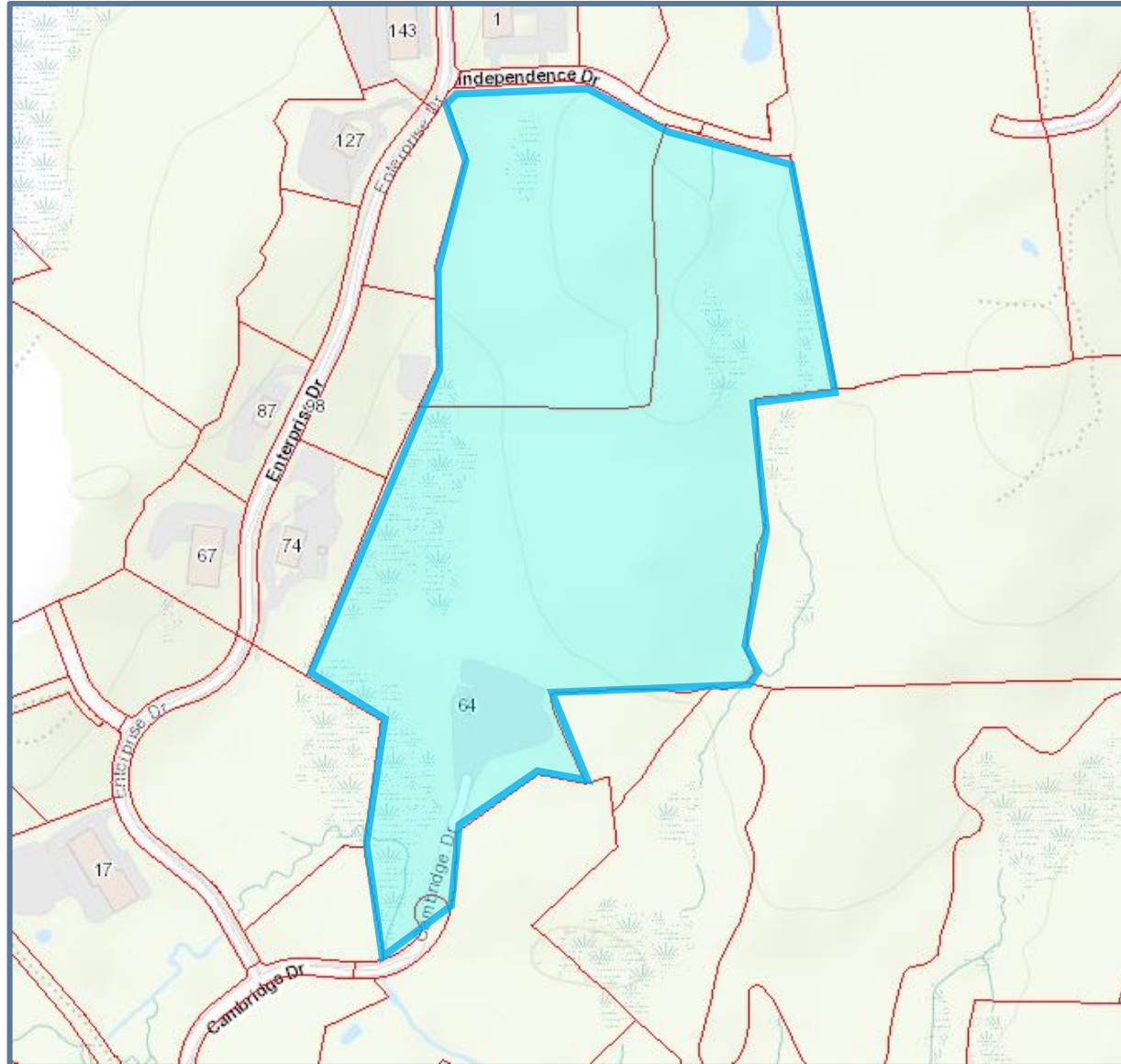
bruce@vidalwettenstein.com

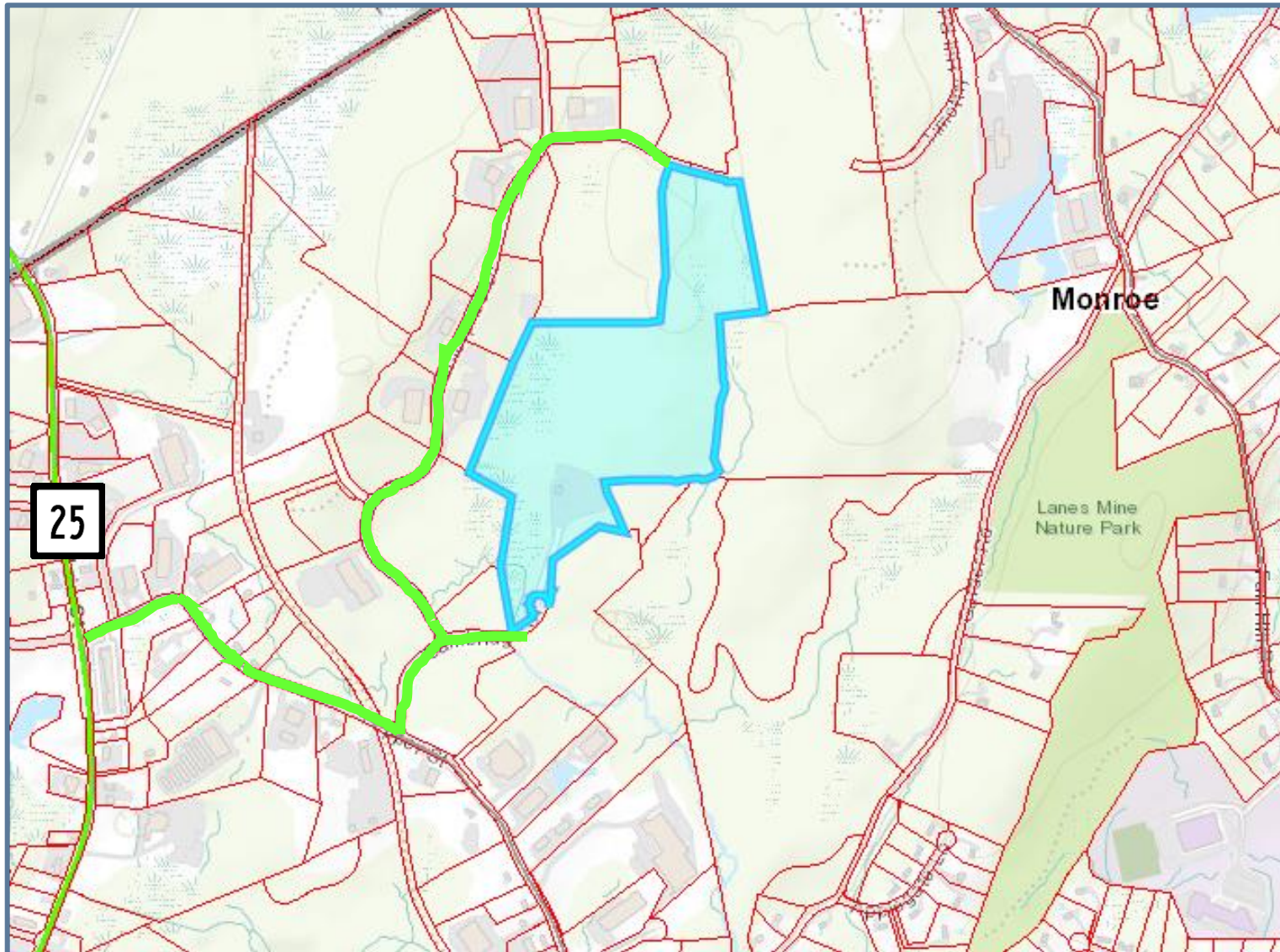
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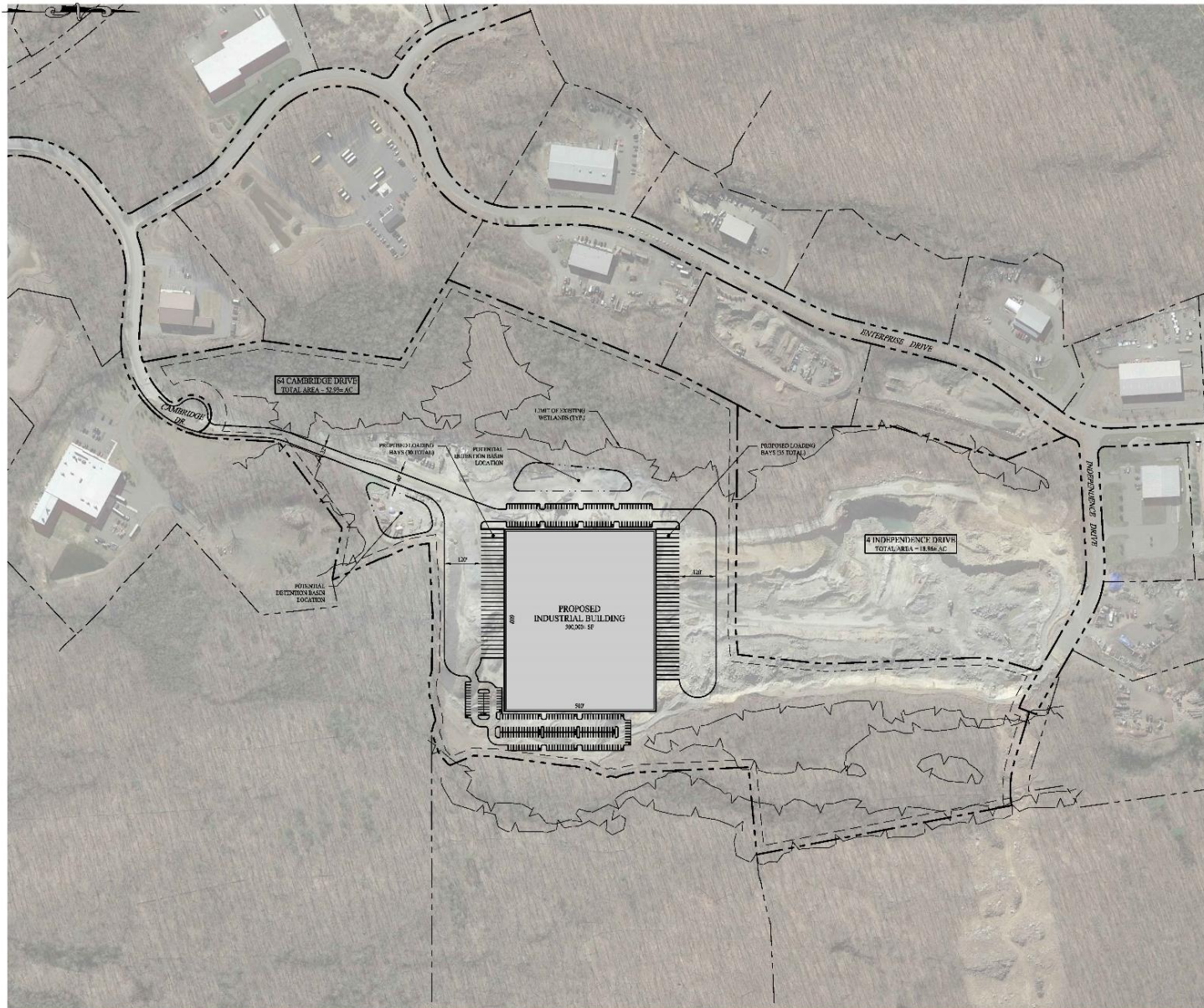
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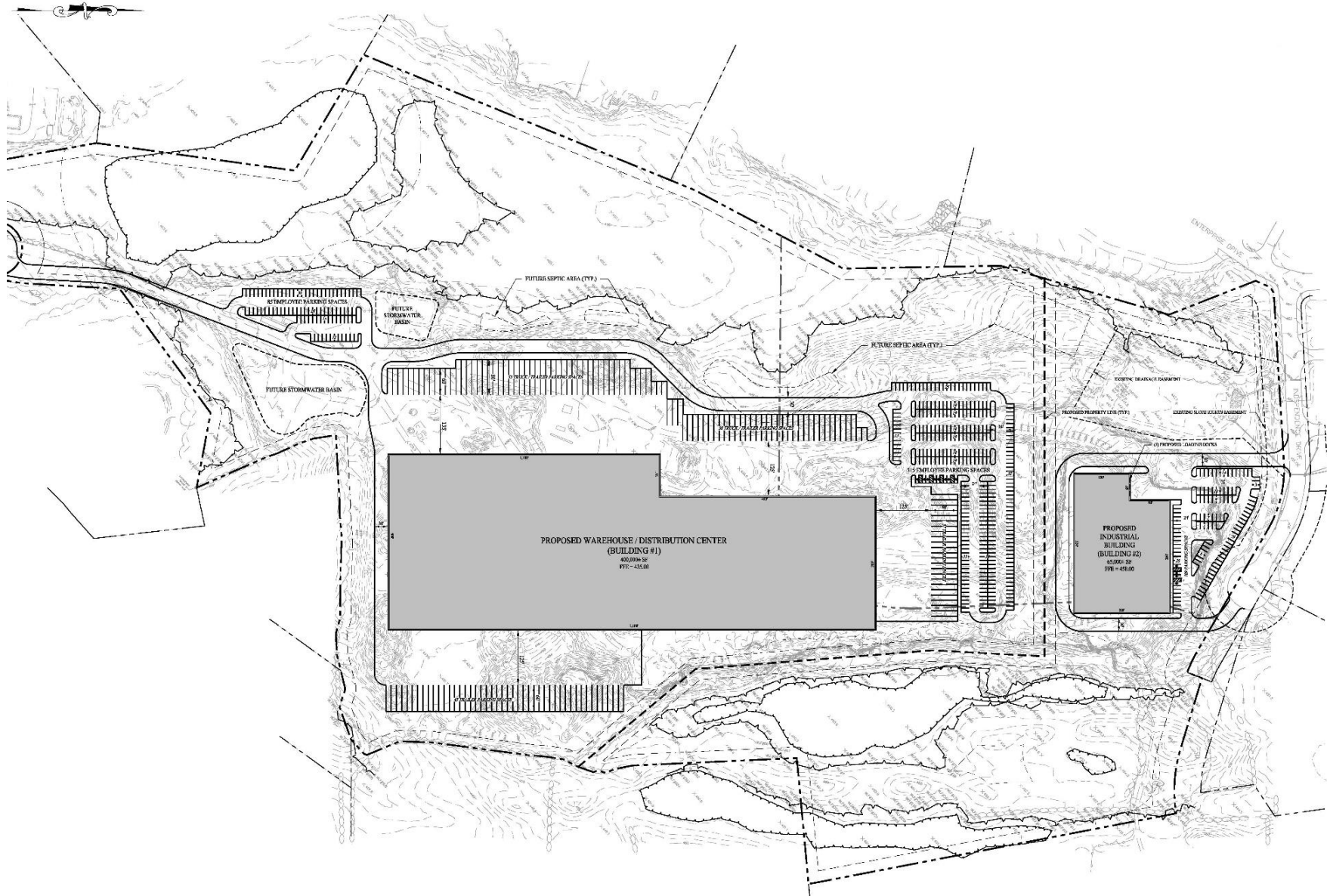




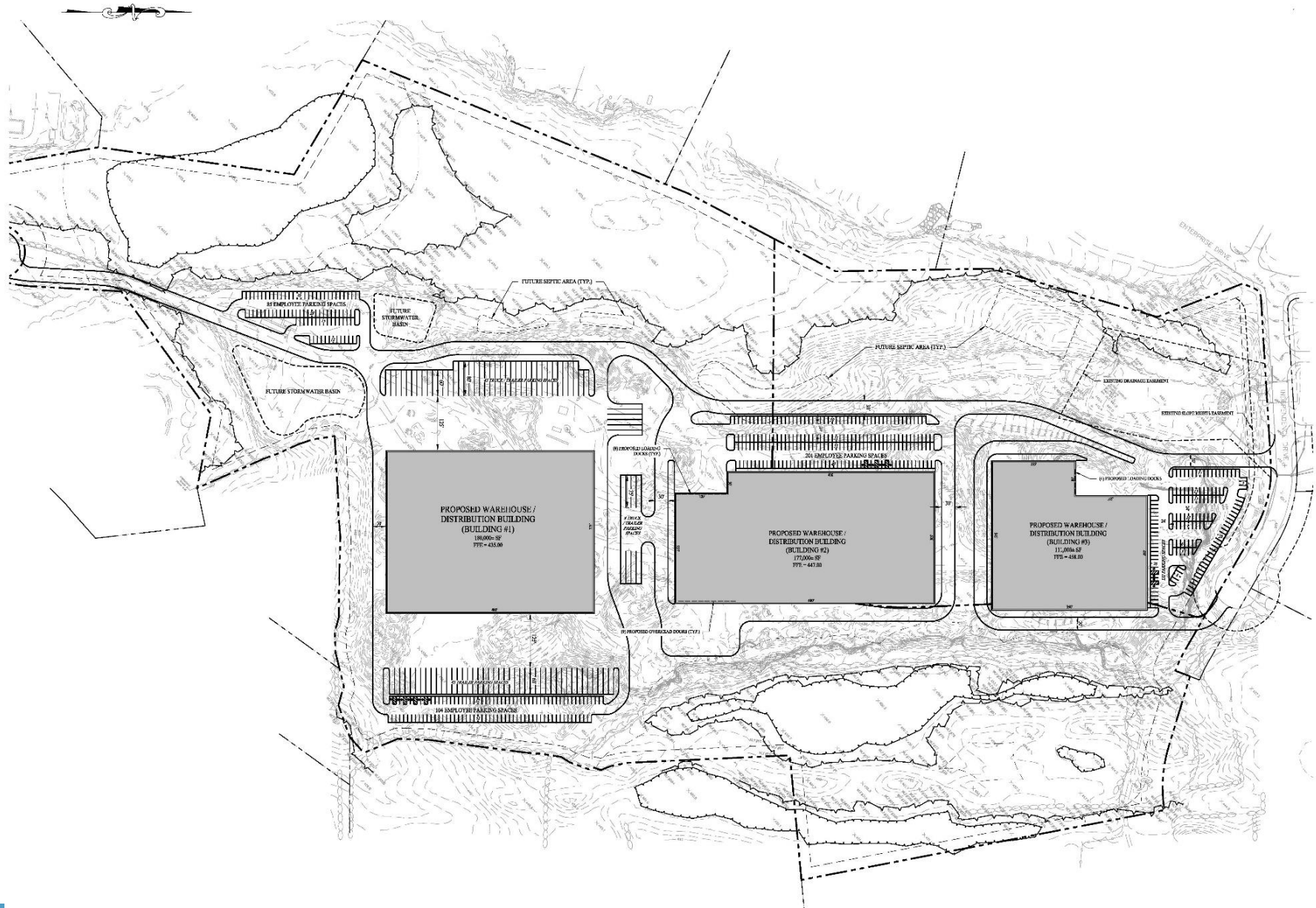
Rendering of possible layout



Rendering of possible layout



Rendering of possible layout



64 Cambridge Drive and 4 Independence Drive, Monroe, Connecticut

Founded in 1823, Monroe is an outstanding community of nearly 20,000 residents. Monroe offers award-winning schools, safe neighborhoods, beautiful parks, and growth in local business and industry. We offer the convenience of several restaurants and retail shopping while maintaining a New England, small-town charm.

Monroe is a great home for your Corporate Headquarters, Commercial, Manufacturing, Warehouse, and Industrial Development. Monroe is also a wonderful community to locate your Retail, Hospitality, Office, Small or Home based business.

The economic success of Monroe is a partnership and team effort of its residents, civic leaders and business community.

Monroe's EDC efforts are focused on attracting and retaining a balanced mix of businesses. Our goals are to help our business and community partners grow thus increasing employment opportunities, continuing to attract skilled workers, increasing the community tax base, and providing the town with a stable economy, while maintaining Monroe's character and charm.

UNIVERSITIES WITHIN A 30 MILE RADIUS

Fairfield University

Post University 20 miles

Quinnipiac University 33 miles

Sacred Heart University

Southern CT University 26 miles

University of New Haven 15 miles

UB 27 miles

UConn 30 miles

Western University

