

# 28 SALEMME LANE

ORANGE, CONNECTICUT

F O R S A L E

## THE OFFERING

CBRE, Inc. has been retained as the exclusive advisor for the sale of 28 Salemme Lane ("the property"), an 8.09-acre land site in the town of Orange. The property boasts an optimal location being right off exit 41 of I-95 and just 3.2± miles from the West Haven Metro North train station. Right down the street from the property is Yale's West Campus, home to Yale School of Nursing and several other science and medical facilities. The site's central location on the southern border of Connecticut offers convenient transportation to New Haven, Stamford, and the entirety of the state.

The property's zoning allows for laboratories and office space making it an ideal location for a Biomedical Research Development. With a concentration of science and medical facilities, Yale's West Campus would make the perfect neighbor to a Biomedical Development with a strong potential to flourish.

- **SITE SIZE:** 8.09 Acres
- **ZONING:** Transit Oriented Development District ("TODD"), Formerly zoned Light Industrial ("LI-2"): Uses- manufacturing, laboratories, office / Special Uses- hotel, conference center / Max FAR: 80% / Max Ground: 40%



## FOR INFORMATION AND PROPERTY TOURS PLEASE CONTACT:

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