



For Sale: \$6,000,000

**2415 Reservoir Ave., &
2285 Reservoir Ave.,
Trumbull**

*For more information,
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*** Two contiguous properties with a total of 5.21 acres of IL-2, zoned land to be sold as a development package. 2415 Reservoir Ave. includes a 14,957 sf office/warehouse formerly used as a dairy facility. It was constructed in 1968. 2285 Reservoir Ave. consists of a 24,856 +/- sf office/warehouse that is presently fully occupied. It was built in 1977. The entire parcel is adjacent to the Merritt Parkway and situated in an area that is rapidly becoming a prominent recreational, commercial location.**

**** Also, an additional 3.5 acre, vacant parcel of land, suitable for professional/office or light industrial development available for \$ 1,600,000.**

The information above as been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.