

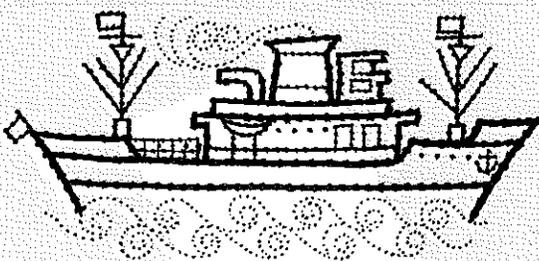
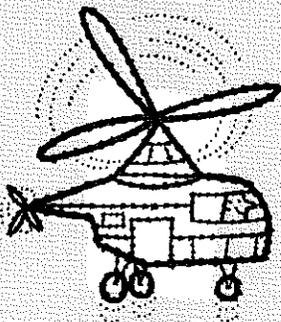
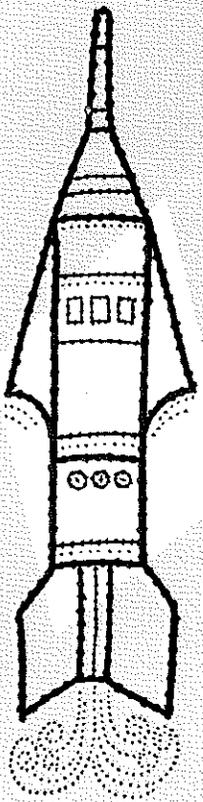
23.6 INDUSTRIAL ACRES

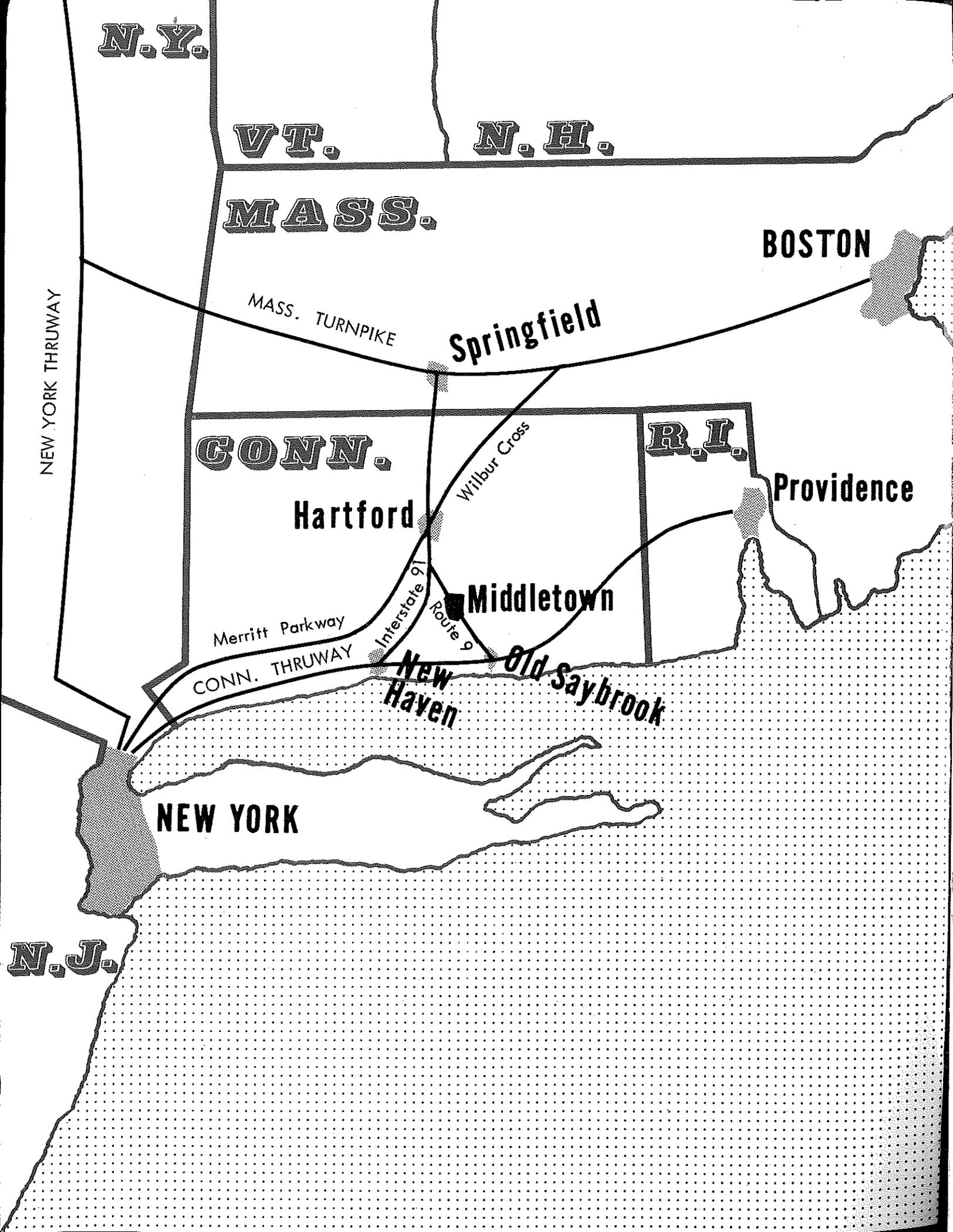
In The Heart
Of The
Atomic
Power Basin

**WILL BUILD
TO SUIT**

Divide or Sell

**MIDDLETOWN,
CONNECTICUT**





N.Y.

VT.

N.H.

MASS.

BOSTON

Springfield

MASS. TURNPIKE

CONN.

Hartford

Wilbur Cross

R.I.

Providence

Middletown

Merritt Parkway

Interstate 91

Route 9

CONN. THRUWAY

New Haven

Old Saybrook

NEW YORK

N.J.

NEW YORK THRUWAY

← To Saybrook
& Conn. I-95

Route 9 Expressway

Interchange

Connel
Expressway

Atomic Power Transmission

Property

Pratt & Whitney



Potential Uses

WAREHOUSE, for it is an ideal central distribution point. (We will build for you and lease).
RESEARCH, ENGINEERING, etc.
MANUFACTURING purpose that requires privacy.

Manpower

An almost unlimited supply of personnel is to be found in the area. Scientists, Executives, skilled, semi-skilled, and unskilled workers are at your fingertips. Connecticut ranks first in the Country in percentage of skilled to total workers, in ratio of research workers to production workers and in percentage of College graduates employed in Home State Industry. Nearby Yale University (in New Haven) and Wesleyan University (in Middletown) offer their facilities to industry.

Neighbors

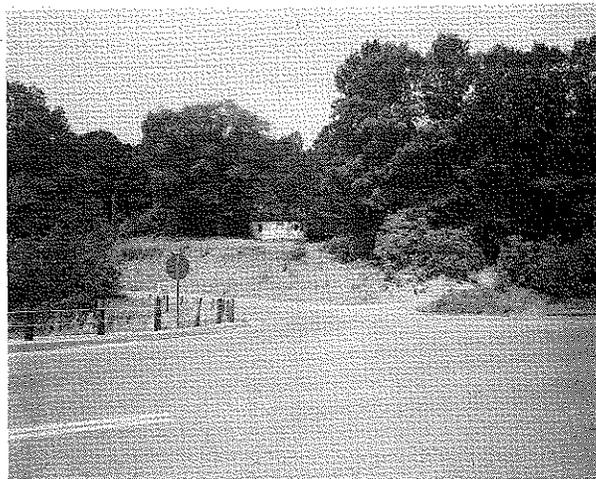
With the exception of the Connecticut Aircraft Nuclear Engine Laboratory which is owned by the U.S. Government and operated by Pratt & Whitney, the entire acreage has been purchased by the Connecticut Power Companies for future use in their Atomic Power Program.

Property

The 23.6 acre site (shown in the adjoining photograph) has the CANEL Expressway running to it and the Pratt & Whitney Plant abutting it to the north.

There is a dwelling (shown below) on the land with an artesian well. This can easily be converted to plant use.

The property is available for lease, a build to suit situation or sale. It can be divided.



CONNECTICUT?

Taxes:

There are no personal Income taxes.
Low state corporation taxes.
Lowest local real estate taxes.

Schools:

Connecticut's schools rank among the best in the country. A high proportion of students go into the education system. Quality of teachers. Both public and private schools are available in the area. Wesleyan University.

State:

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BROKERS

... Co., Inc.

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Middletown

Located in Central Connecticut, 15 miles south of Hartford, Middletown has a population of approximately 35,000 people. Zoning has been in effect since 1927 so that the town's growth has been orderly and planned. Complete municipal services including professional police & fire protection are of course, long established. There is a 168 bed hospital; 6 service clubs; 25 social organizations and 21 churches.

Middletown's industries cover the spectrum of America's Economy with an emphasis on electrical equipment, printing & publishing, chemicals and rubber, textiles and apparel and fabricated metals. Approximately one third of Middletown's inhabitants are employed by industry.

Firms operating in the city include Pratt & Whitney aircraft, Goodyear Rubber, Russell Manufacturing Co., Wilcox-Crittendon & Co., Inc., Remington Rand, The EIS Automotive Corp., and the Hartford Electric Light Co. Nearby firms include General Dynamic Corp., Olin-Mathieson, United Aircraft, U.S. Rubber, Avco Manufacturing, Norden and Sperry Rand.

Central Location

The Middletown area is in the heart of the Nation's wealthiest market. 40% of the nation's population are within a 500 mile radius of Middletown. From Middletown all of the Northeast fans out and is accessible via a great network of super highways. The great ports of New York City and Boston are easily accessible and each within 2 hours. The New Route 9 Expressway to Saybrook and the Connecticut Turnpike passes within 2 miles and is connected to the property by the limited access CANEL Express Road. (These 47 acres are, apart from the Pratt & Whitney Plant, the only site which has access to the highway.)

Unlimited Transportation

The previously mentioned highway network which includes Interstate 91, Route 9, Merritt and Wilbur Cross Parkways and The Connecticut Turnpike are unparalleled in offering easy truck transportation to any point in the country. Supplementing this, the Middletown freight station of the New Haven Railroad is 5 minutes away by Express highways. The Connecticut River which is navigable from Hartford to the ocean, adjoins Middletown. The Hartford Airport is approximately 15 minutes distant.

WHY CONNECTICUT?

Housing:

A wide range of homes, apartments and rentals are available throughout the area. Connecticut has long offered homes for every taste and pocket book in beautiful surroundings.

Recreation:

Connecticut is a vacation land with water sports including the deep water of Long Island Sound and the tranquil settings of its rivers and lakes. Country Clubs and public golf courses combine with riding, hunting, fishing, parks and excellent winter sports to provide an unlimited range of activities.

Taxes:

There are no personal income taxes, exceptionally low state corporation taxes and one of the lowest local real estate taxes in the Northeast.

Schools:

Connecticut's schools rank among the finest in the country. A high proportion of public monies go into the education system assuring a high quality of teachers. Both public and parochial schools are available in the Middletown area as is Wesleyan University.

Industrial Climate:

Connecticut has for years tried to create an atmosphere that is conducive to attracting industry. The State development Commission and Middletown's city planners are available for expert aid and assistance to firms contemplating moving into the community.

PURCHASE PRICE: \$175,000.

BROKERS PROTECTED

PETER C. ROBINSON & Co., INC.

ESTABLISHED 1940

REAL ESTATE

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