23.6

INDUSTRIAL ACRES

In The Heart Of The Atomic Power Basin

WILL BUILD TO SUIT

Divide or Sell

MIDDLETOWN, CONNECTICUT
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.

Taxes:

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

Schools:

Connecticut's schools rank among the best in the country. A high proportion of teachers and faculty have gone into the education system. Quality of teachers. Both public and parochial schools are available in this area. Near Wesleyan University.

Brokers:

To create an interesting industrial setting for an actively expanding industry requiring large acreage available for building.

BROKERS

C.T. O'Callaghan

C.T. O'Callaghan Co., Inc.

1150 Locust Street

700 Market Street

5600
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 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.


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 is accessible via a great net work 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 CAMEL 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, Herritt and Willbur Cross Parkways and The Connecticut Turnpike are unparalleled in offering easy truck transportation to any point in the country. Supplanting 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.

Taxes:

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

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.

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 1898

REAL ESTATE

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