

**CONNECTICUT
CERTIFIED SITE**

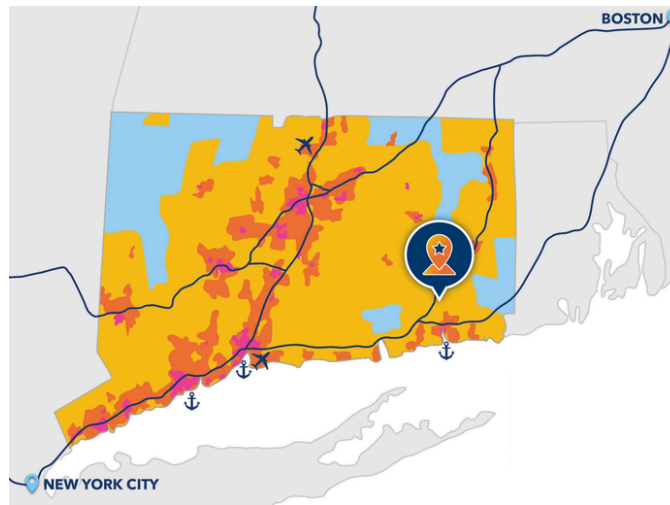


125 DEPOT ROAD MONTVILLE

ADVANCECT
CONNECTICUT

125 DEPOT ROAD

MONTVILLE, CT



PROPERTY DETAILS

Street Address: 125 Depot Road

City: Montville

Zip Code: 06382

Type of Space: Industrial, Manufacturing, Waterfront, Marine Terminal

Area: 22 acres

Investment Ready

A site deemed ready for development, although additional infrastructure improvements may be required before development can begin. Such additional measures should be quick to execute.



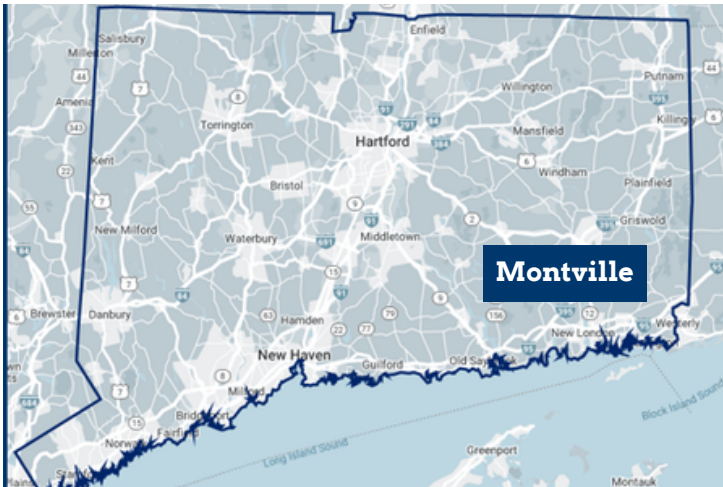
Contact Information:

Chris O'Donnell
Business Development Manager
Enstructure Northeast
400 Waterfront Street
New Haven, CT 06512
O: 203-467-1997 | M: 860-501-5112

125 DEPOT ROAD

MONTVILLE, CT

125 Depot Road represents a generational opportunity to acquire a property with unique industrial infrastructure and a highly desirable location with expansive river frontage and deep water dockage. The offering consists of multiple parcels with outlying sites used for trailer parking or outside storage and five contiguous parcels totaling 22.9-acres with direct access to deep water docking on the Thames River. Highway access is less than 1.5 miles away via Exit 6 off I-395, an existing 540 foot concrete pier and multiple rail spurs service the site making 125 Depot Road a rare intermodal facility in a highly developed market. The property can support distribution and manufacturing operations or conversion to alternate uses given its location and direct access to rail and shipping routes.

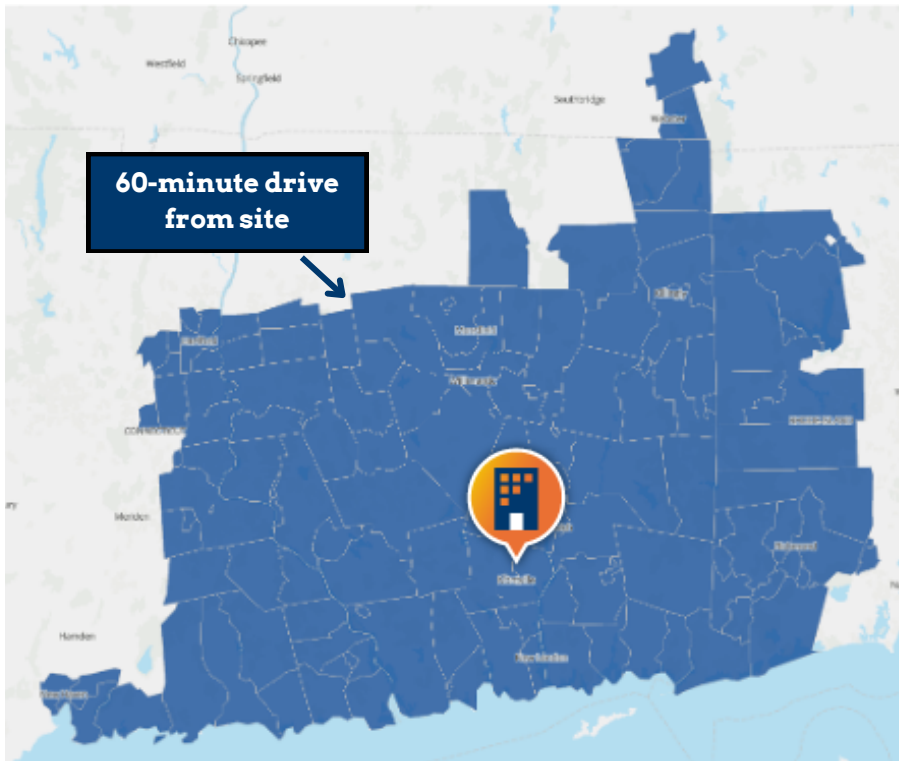


125 DEPOT ROAD

MONTVILLE, CT



LABOR SHED:



CITY	DRIVE TIME (MINUTES) ²
<i>Hartford</i>	45
<i>New Haven</i>	55
<i>Springfield</i>	70
<i>Providence</i>	70
<i>Stamford</i>	95
<i>Boston</i>	100
<i>New York City</i>	150

In the area located within a **60-minute drive time** from 125 Depot Road, there are:

- **1,456,000 people**
- **676,000 jobs**
- **136.4B in GRP**

This represents a **larger population and economic output** than the following metro areas:

- **Louisville/ Jefferson County, KY-IN**
- **Richmond, VA**
- **Memphis, TN-MS-AR**
- **Birmingham, AL**
- **Grand Rapids-Wyoming-Kentwood, MI**

Lightcast, 2024—Q1 2026 Release; AdvanceCT calculations

125 DEPOT ROAD

MONTVILLE, CT

UTILITIES:

Power

Electric Provider:	Eversource
Distance to Nearest Distribution Electric Line:	0.1 miles
Nearest Distribution Electric Line Size:	13.20kV / 460amp
Distance to Nearest Transmission Electric Line:	0.25 miles
Electric Volts:	240v
Electric Amps:	200-amp current service
Power Phases:	Unknown
Distance to the Electric Substation:	0.35 miles (Substation Uncasville 1Q)
Dual Electric Feeds:	Not currently, but capable
Redundant Power:	None
Additional Electric Details:	N/A

Gas

Natural Gas Provider:	Unknown
Distance to Natural Gas Distribution Line:	Unknown
Natural Gas Distribution Line Pressure:	Unknown
Gas Line Size:	Unknown
Cost to Extend Gas to Site:	Unknown

Water & Sewer

Water Provider:	Montville Water Supply (CT0864011)
Distance to Water Line:	Unknown
Water Line Size:	Unknown
Water Main Pressure:	Unknown
Total Water Capacity at Site:	Unknown
Excess Water Capacity at Site:	Unknown
Sewer Provider:	Unknown
Total Sewer Capacity at Site:	Unknown
Excess Sewer Capacity at Site:	Unknown
Sewer Line Size:	Unknown
Sewer Type:	Unknown
Wastewater Treatment Provider:	Unknown (either Montville WPCA or Norwich Public Utilities)

Other Infrastructure

Fiber Provider:	Xfinity
Telecom Provider:	Xfinity

FOR MORE INFORMATION, CONTACT:



Erron Smith

**Director,
Business Development**

860-571-7139
esmith@advancect.org

ADVANCECT
CONNECTICUT



ADVANCECT.ORG

470 JAMES STREET, SUITE 9 | NEW HAVEN, CT 06513 | 860-571-7136