



# 250 ENTERPRISE DRIVE

@ CORPORATE RIDGE

6.05 AC | FOR SALE

ROCKY HILL, CT DEVELOPMENT SITE  
WITH FLEXIBLE ZONING



6.05 AC

Exit 23



Exit 23

FARLEY | WHITE +  
INTERESTS

CBRE

# 250 ENTERPRISE DRIVE @ CORPORATE RIDGE

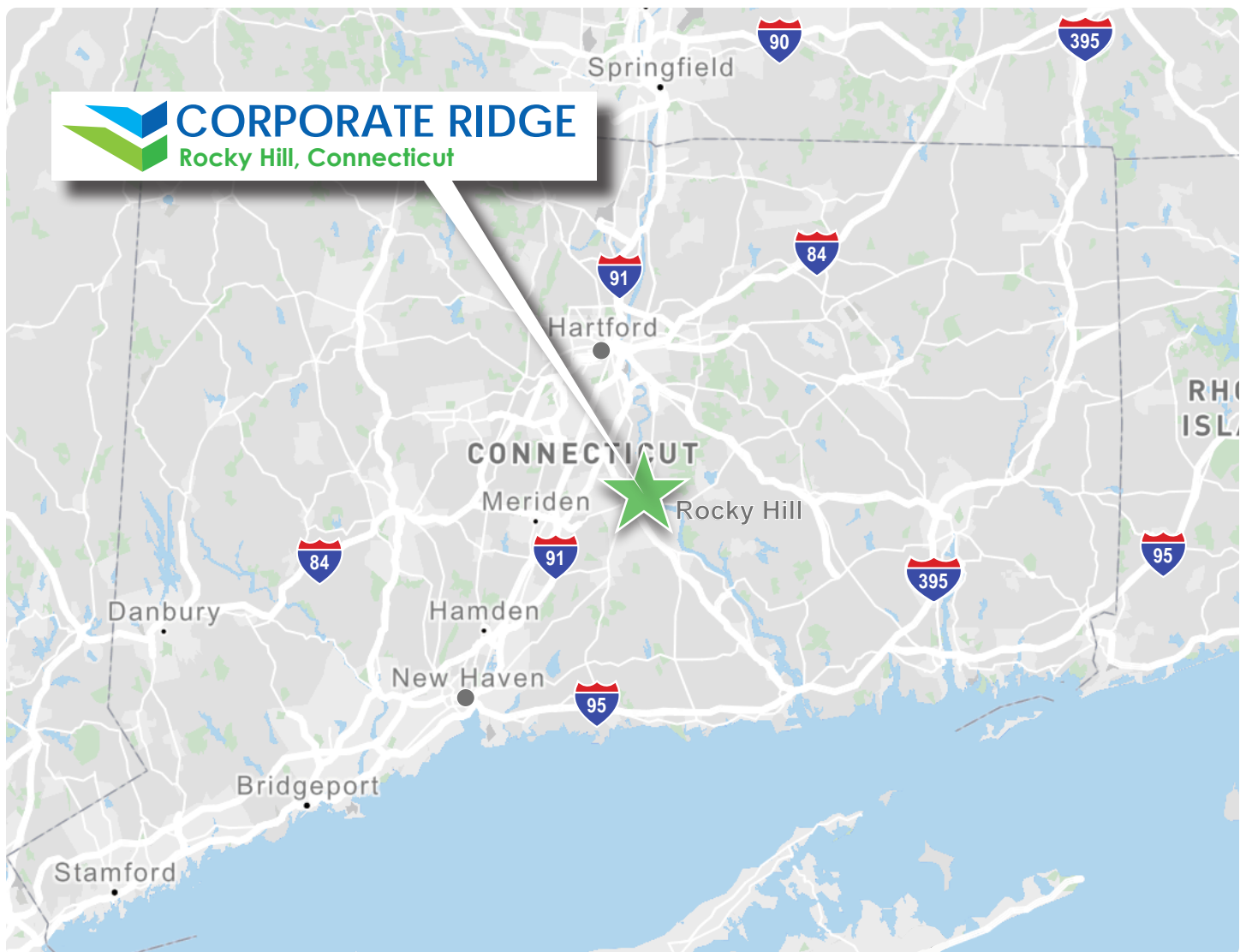
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## Multi-Use Land Parcels - 38.64 AC (Sites Ranging from 4 to 22 Acres)

CBRE is pleased to offer for sale the fee simple interest in 250 Enterprise Drive and three additional prime development sites at Corporate Ridge in Rocky Hill, Connecticut. The four sites offer advantageous scale, excellent highway access and flexible zoning (OP) with a variety of permitted end uses. Corporate Ridge presents a unique opportunity for development in a well established submarket. Corporate Ridge is one of central Connecticut's premier mixed-use parks, located immediately off Interstate 91 via a full interchange at Exit 23. The park features a 247-room Sheraton Hotel and six Class A office buildings, including Henkel's U.S. headquarter's location. The Corporate Ridge land sites are being marketed without an asking price and can be purchased individually or as a portfolio. All major utilities are available in the street or on the individual parcels.

## Supportive Local Government - Flexible Office Park (OP) Zoning

Rocky Hill is conveniently located less than 10 minutes from downtown Hartford and benefits from a business-friendly environment that actively attracts new businesses and development. The four development sites at Corporate Ridge are zoned Office Park (OP), allowing for large-scale office and R&D, medical office and assisted living, as well as advanced manufacturing and light industrial uses. The site's Central Connecticut location provides access to 1/3 of the Connecticut population within a 30-min drive time and 2/3 within a 45-min drive. Corporate Ridge is also situated midway between Hartford and New Haven, both approximately within a 20 minute drive.

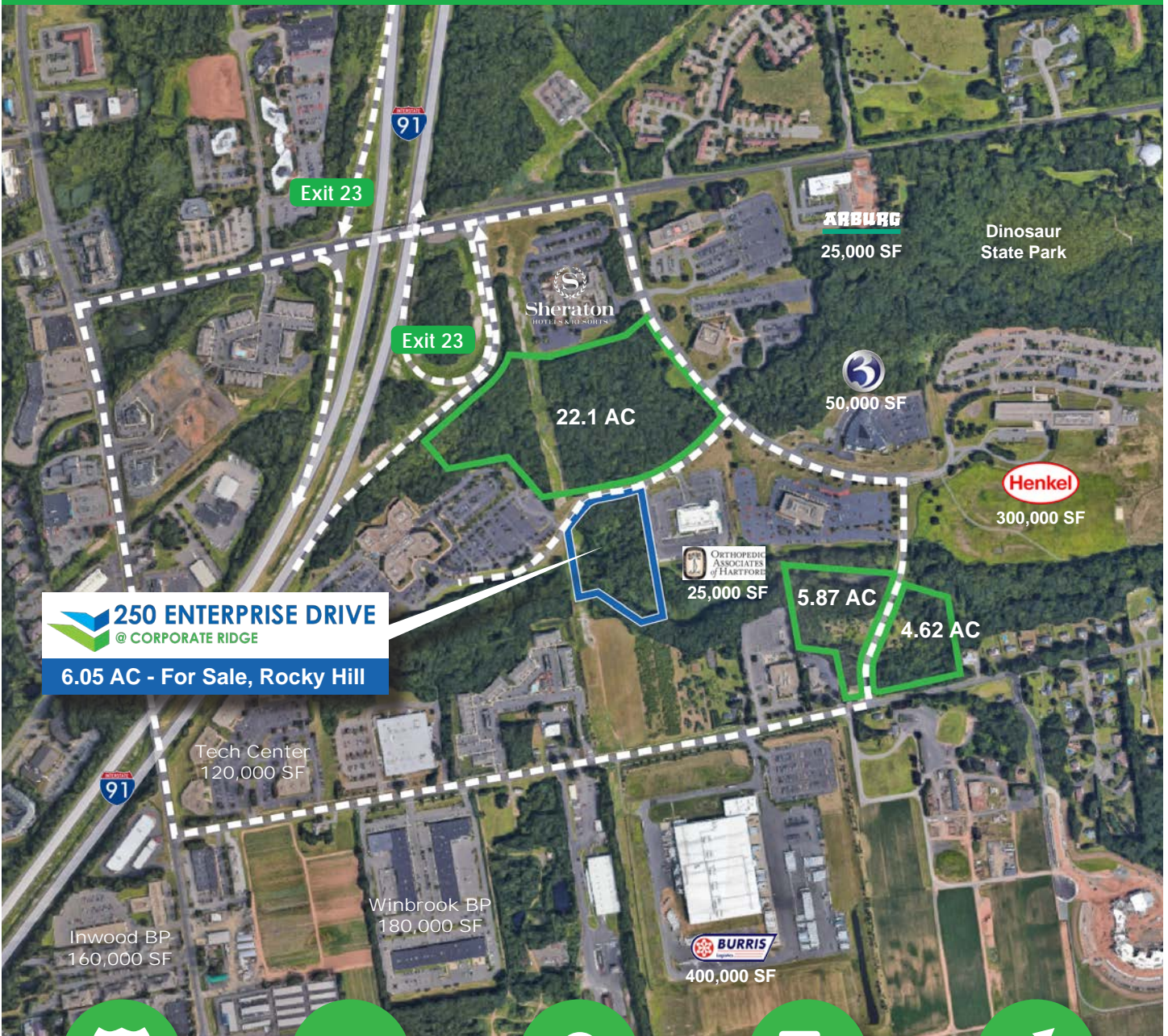


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Corporate Ridge - Rocky Hill, CT



**250 ENTERPRISE DRIVE**  
 @ CORPORATE RIDGE  
 6.05 AC - For Sale, Rocky Hill



**EXCELLENT ACCESS**  
 Immediate Highway Accessibility



**SKILLED LABOR FORCE**  
 Access to Highly-Skilled, Abundant Work Force



**CENTRAL CT LOCATION**  
 Midway between Downtown Hartford and New Haven



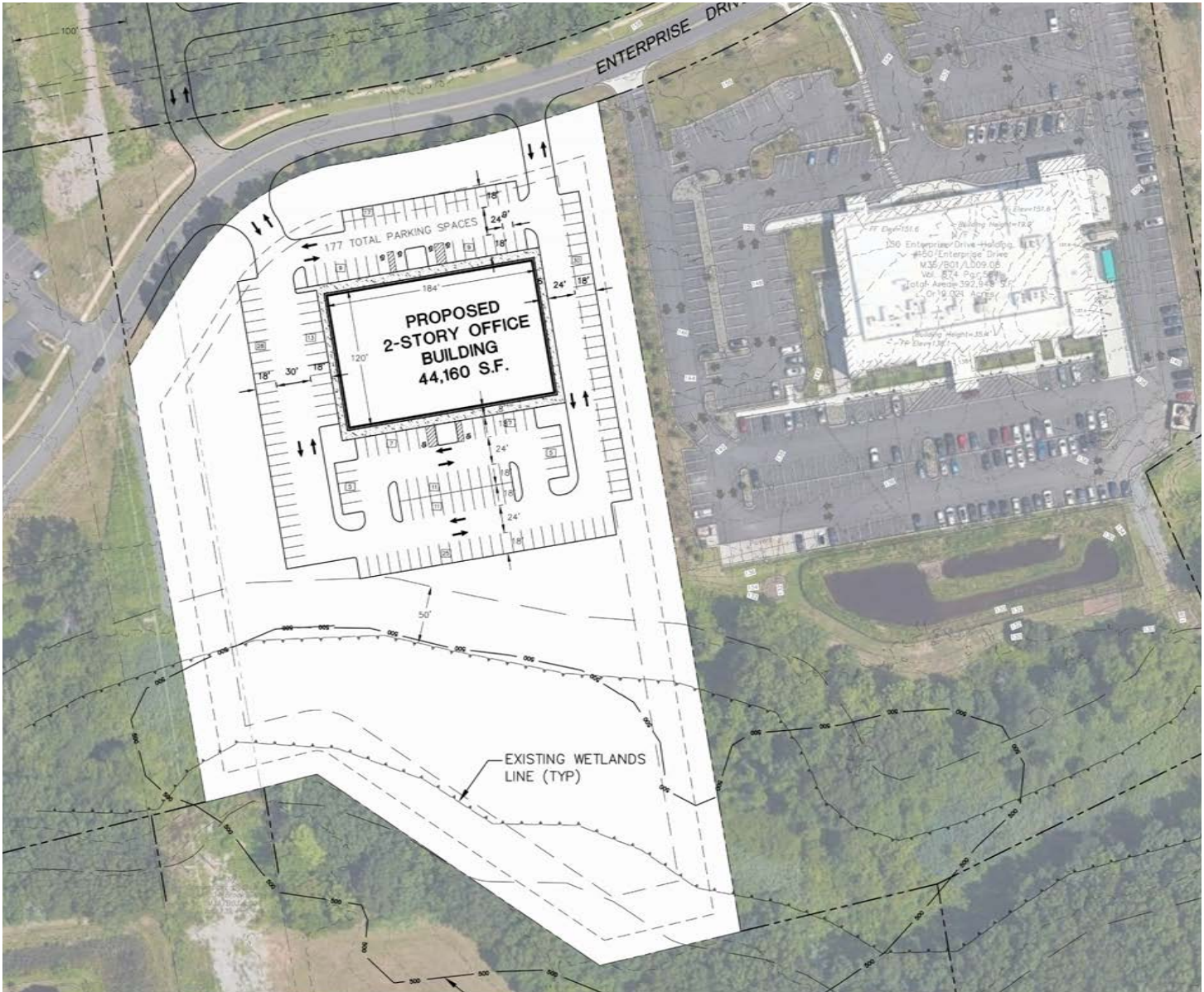
**FLEXIBLE ZONING**  
 Multiple Uses Permitted



**ADVANTAGEOUS SCALE**  
 Ability to acquire up to ±39 Acres in Well-Established Corporate Ridge business park

# 250 ENTERPRISE DRIVE @ CORPORATE RIDGE

6.05 AC FOR SALE  
ROCKY HILL, CT DEVELOPMENT SITE  
WITH FLEXIBLE ZONING



## CORPORATE RIDGE - 250 Enterprise Drive, 6.05 AC

Zoning	OP, Business
Assessment ('18) & RE Taxes (FY '21)	\$508,200 (70%) Assessment & \$17,075/year in Real Estate Taxes
Accessible Utilities	Water & Sewer, Natural Gas & Electric

**FOR MORE  
INFORMATION,  
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