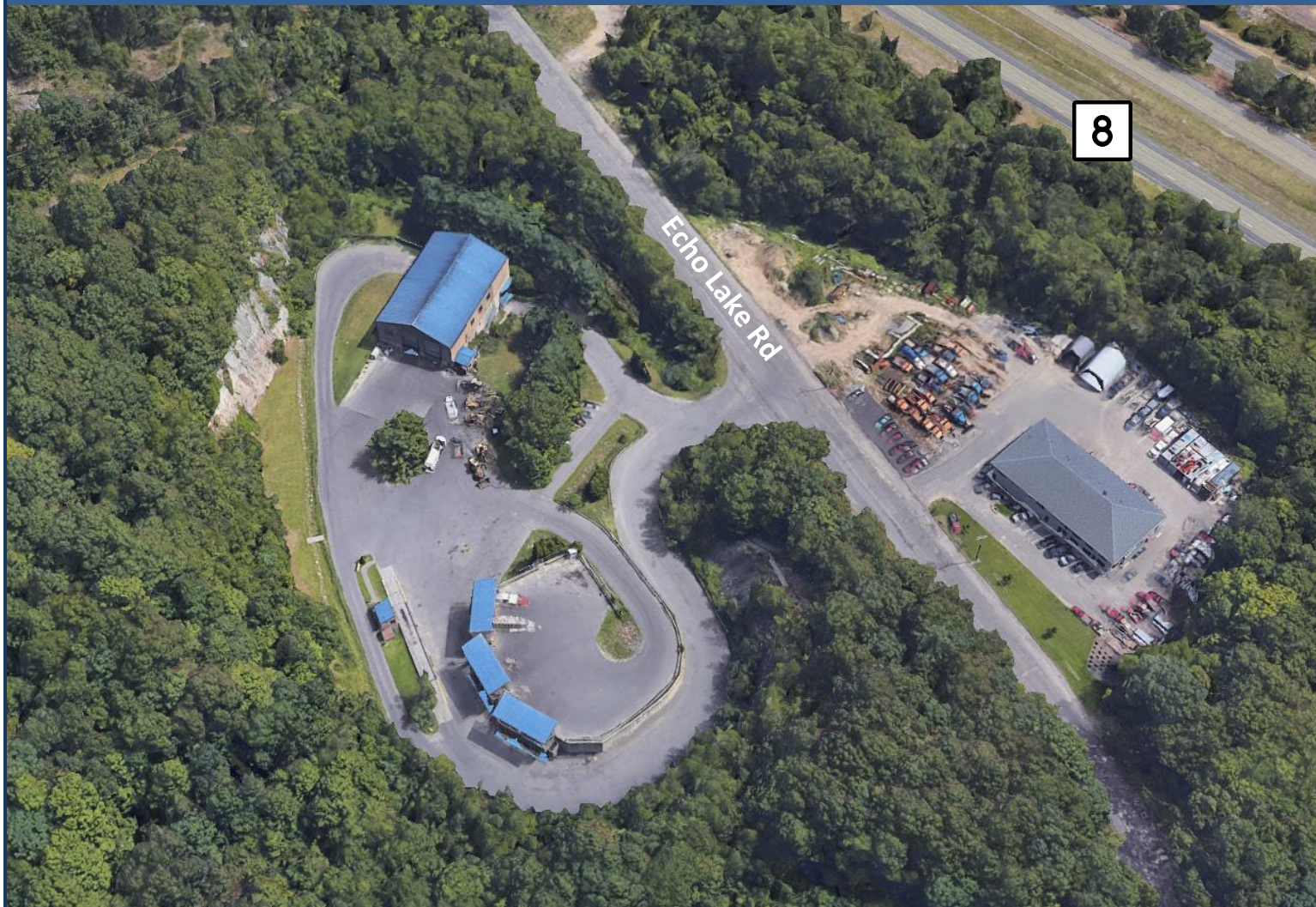


**FOR SALE** | Echo Lake Road, Watertown, CT 06795  
**7,300± SF FORMER SOLID WASTE TRANSFER STATION**  
**9.83± ACRES IN INDUSTRIAL ZONE**  
**SALE PRICE: \$699,000**

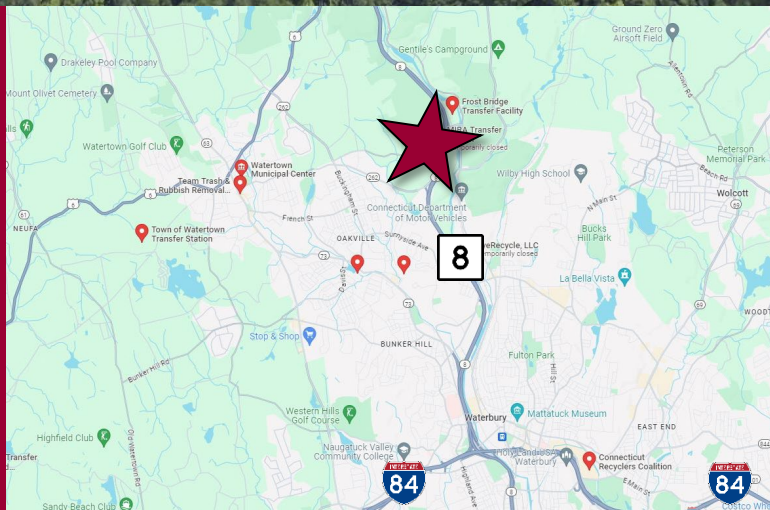


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### Property Highlights

- 7,108± 2-story currently (inactive)  
100,000+ ton Annual Capacity Waste  
Transfer Station with 2 Large Bay Doors
- 9.83± acres in IR-80 Industrial Zone
- 3 Canopied Trailer Loading Stations
- Weigh Station Including new Truck  
120,000 lbs Scale & Scale House
- Phase One Environmental  
Assessment Available by 6/30/24
- 60,000 Gallon Fire Suppression Tank
- Frontage: 743.35'
- Easy Access to Route 8 and I-84

For more information contact:

Toby Brimberg | 203-640-5575 | [tbrimberg@orlcommercial.com](mailto:tbrimberg@orlcommercial.com) or Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

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2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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**BUILDING INFORMATION**

GROSS BLDG AREA 7,300± SF  
 AVAILABLE AREA 7,108± SF Industrial Warehouse  
 192± SF Scale House  
 NUMBER OF FLOORS 1  
 DRIVE-IN DOORS 2 (25' high)  
 CLEAR HEIGHT 26.5'  
 CONSTRUCTION Masonry  
 ROOF TYPE Metal Roof, Excellent Condition  
 YEAR BUILT 1990

**MECHANICAL EQUIPMENT**

AIR CONDITIONING None  
 TYPE OF HEAT None  
 FIRE SYSTEM 60,000 Gallon Fire Suppression Tank  
 ELECTRIC SERVICE TBD  
 SCALE 2 scales – new 120,000 lbs truck main scale and a loadout scale

**COMMENTS** Former 100,000+ ton annual capacity (inactive) solid Waste Transfer Station with 2 buildings; new 120,000 lbs truck scale and 192± SF scale house and a 7,108± SF industrial warehouse building with 2 large bay doors and a small portion is fitted for office space. The property is 9.83 acres. Phase One Environmental Assessment Available by 6/30/24, 60,000 Gallon Fire Suppression Tank, Three Canopied Trailer Loading Stations.

**DIRECTIONS** I-84 to CT-8 to CT-262/State Hwy in Watertown, take Exit 37 from CT-8 to Echo Lake Rd.

**SITE INFORMATION**

SITE AREA 9.83± Acres  
 ZONING IR-80  
 PARKING Open Ample  
 VISIBILITY Good  
 FRONTAGE 743.35'  
 HWY ACCESS Route 8 to I-84

**UTILITIES**

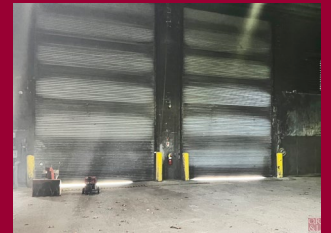
SEWER Private, Holding Tank for minimal use, plus leachate tank for wastewater collection  
 WATER Private Well  
 GAS Propane

**TAXES**

ASSESSMENT \$1,145,830  
 MILL RATE 28.37  
 TAXES \$32,507.20

**Property Highlights**

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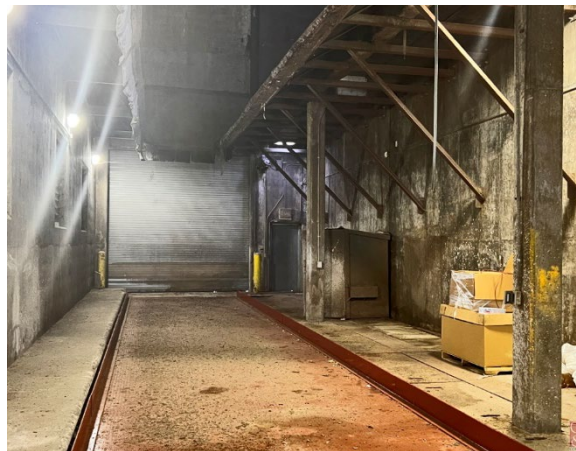
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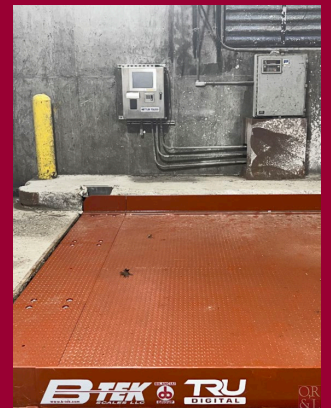


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**Subject Property: 0 Echo Lake Road  
Watertown, CT  
Parcel ID: 93 90 25**



**\*Approximate Subject Property Parcel Lines**

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