

# 135 KIRTLAND STREET

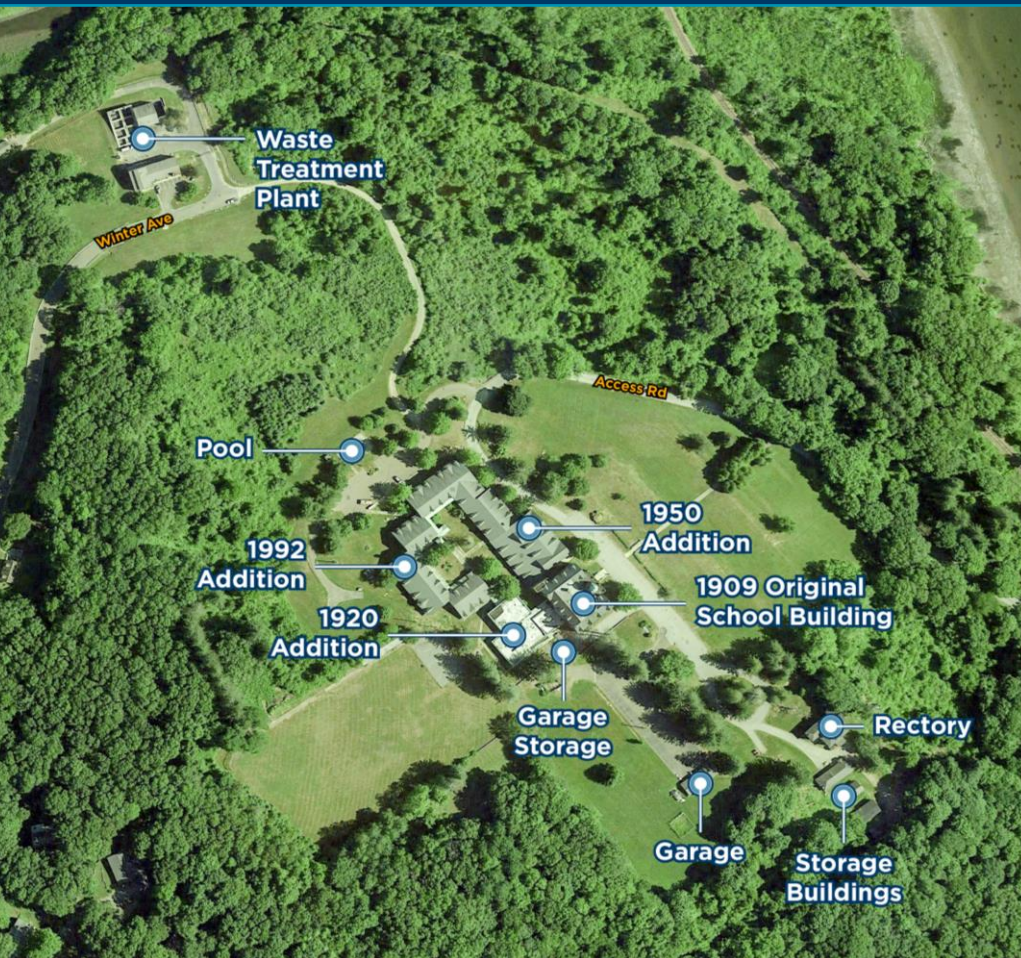
Deep River, Connecticut

Cushman & Wakefield's Capital Markets Group is pleased to offer for sale 135 Kirtland Street in Deep River, Connecticut.

135 Kirtland Street encompasses a total of 87.4± acres with expansive, unobstructed views provided from its site situated high above the banks of the Connecticut River. The property's vacant 91,780± SF building, which previously housed a boarding school, features many attractive architectural details and is comprised of a mix of classrooms, apartments, dormitory units, offices, a cafeteria, an infirmary and a recreational room. Accessory buildings, primarily used for storage, are located throughout the site, as well as a soccer/baseball field, a small in-ground swimming pool, paved walkways and several open recreation areas.

135 Kirtland Street's location benefits from direct access to Exit 5 of Route 9 (1.5± miles), which is the area's primary north-south route that provides direct connectivity to Interstate 95 to the south (11± miles) and Interstate 91 to the north (24± miles).

FOR SALE | 87.4-Acre Riverfront Site



<b>Building Address</b>	135 Kirtland Street, Deep River, CT 06417
<b>Site Area</b>	87.40± acres
<b>Zoning</b>	R-60—Low Density Residential
<b>River Frontage</b>	1,400'±
<b>Building Area</b>	91,780±SF
<b>Year Built</b>	1909 with additions in 1920, 1950 & 1992
<b>Stories</b>	1-4 Stories

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# 135 KIRTLAND STREET

Deep River, Connecticut

- **Scenic 87.4-Acre Campus Site with Expansive Connecticut River Views**
- **Redevelopment Opportunity—Located in R-60 Zone that Supports a Wide Variety of Uses**
- **Easily Accessible Central Connecticut Location 1.5± Miles off of Exit 5 of Route 9**
- **Proximate to Dining & Shopping Amenities, Including Downtown Deep River (1.5± miles), Chester (1.5± miles), Essex (4± miles) and Middletown (19± miles)**



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