

**FOR LEASE – 5,675 SF Industrial / Office; Features  
18' ceiling, 2 loading docks, immediately off of I-91.**



**285 State Street, North Haven, CT**

**AVAILABLE SPACE:**

AVAILABLE SF: **5,675**  
 MINIMUM AVAIL SF: **5,675**  
 AVAIL WHEN: **Immediately**

**BUILDING INFORMATION:**

GROSS BLDG SIZE: **95,060**  
 ACRES: **4**  
 YEAR BUILT: **1986**  
 YEAR RENOVATED: **2002**  
 ZONING: **LI-2**  
 STATUS: **Available**  
 CONSTRUCTION: **Masonry**  
 PKG SPACES: **25 cars/trucks**  
**COMMENTS:** **Immediately off I-91;**



**PRICING DETAILS**

RENT/SF: **\$6.50**      LEASE TYPE: **NNN**      RE TAXES: **\$.80**      INSURANCE: **\$.18**  
 SALE PRICE: **0**      LEASE TERM: **Min 3 Yrs**      MAINT/CAM: **\$.55**      TI ALLOW: **Neg**

**INDUSTRIAL SPECIFICATIONS**

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	<b>3,405</b>	SPRINKLERS:	<b>Yes-Dry</b>	AMPS:	<b>600</b>	GRADE LVL:	<b>0</b>
OFFICE SF:	<b>2,270</b>	MIN CLR HEIGHT:	<b>18'</b>	VOLTS:	<b>120/208</b>	GL SIZE:	<b>available</b>
MEZZANINE SF:	<b>0</b>	MAX CLR HEIGHT:	<b>18'</b>	PHASE:	<b>3</b>	GL LVRS:	<b>no</b>
YARD SF	<b>0</b>	COL SPACE:	<b>40'x50'</b>	WIRE:		DH Doors	<b>2</b>
RAIL:	<b>0</b>	ROOF:	membrane	<b>UTILITIES</b>		DH SIZE	<b>8x10</b>
SEWERS:	<b>Yes</b>			ELECTRIC	<b>UI</b>	DH LVLRs	<b>Yes 2</b>
CRANES:	<b>0</b>	<b>HVAC</b>		GAS	<b>SCGC</b>	RAMP:	<b>no</b>
CRANE CAP:	<b>0</b>	COOLING	<b>Office Only</b>	WATER	<b>Muni</b>	WELL:	<b>no</b>
CRANE CLEAR:	<b>0</b>	HEAT	<b>All</b>	SEWER	<b>Muni</b>	COVERED:	<b>no</b>
				VOICE/DATA	<b>Yes</b>		

**FOR FURTHER INFORMATION CONTACT:**

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