

**FOR LEASE – 7,200 SF Industrial / Office; Features  
18' ceiling, 1 loading docks, immediately off of I-91.**



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

**AVAILABLE SPACE:**

AVAILABLE SF: 7,200  
 MINIMUM AVAIL SF: 7,200  
 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: \$6.75      LEASE TYPE: NNN      RE TAXES: \$0.80      INSURANCE: \$0.18  
 SALE PRICE: 0      LEASE TERM: Min 3 Yrs      MAINT/CAM: \$0.55      TI ALLOW: Neg

**INDUSTRIAL SPECIFICATIONS**

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	3,405	SPRINKLERS:	Yes-Dry	AMPS:	600	GRADE LVL:	0
OFFICE SF:	2,270	MIN CLR HEIGHT:	18'	VOLTS:	120/208	GL SIZE:	available
MEZZANINE SF:	0	MAX CLR HEIGHT:	18'	PHASE:	3	GL LVRS:	no
YARD SF	0	COL SPACE:	40'x50'	WIRE:		DH Doors	1
RAIL:	0	ROOF:	membrane	<b>UTILITIES</b>		DH SIZE	8x10
SEWERS:	Yes			ELECTRIC	UI	DH LVLRs	Yes 2
CRANES:	0	<b>HVAC</b>		GAS	SCGC	RAMP:	no
CRANE CAP:	0	COOLING	Office Only	WATER	Muni	WELL:	no
CRANE CLEAR:	0	HEAT	All	SEWER	Muni	COVERED:	no
				VOICE/DATA	Yes		

**FOR FURTHER INFORMATION CONTACT:**

**Frederick Petrella CCIM (T)203-314-7439 (F)203-286-1128 Email: [Fredp@ctrealtygroup.com](mailto:Fredp@ctrealtygroup.com)**

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**Connecticut Realty Group, LLC 431 Orange St., New Haven CT 06511 [www.ctrealtygroup.com](http://www.ctrealtygroup.com)**



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