

**FOR LEASE – 7,200 SF Industrial / Office; Features
21' ceiling, 1 loading docks, 1 Drive In, 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: **2010**
 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:	6,700	SPRINKLERS:	Yes-Dry	AMPS:	600	GRADE LVL:	1
OFFICE SF:	500	MIN CLR HEIGHT:	18'	VOLTS:	120/208	GL SIZE:	10' x 10'
MEZZANINE SF:	0	MAX CLR HEIGHT:	21'	PHASE:	3	GL LVRS:	no
YARD SF	0	COL SPACE:	40'x50'	WIRE:		DH Doors	1
RAIL:	0	ROOF:	membrane	UTILITIES		DH SIZE	8' x 10'
SEWERS:	Yes			ELECTRIC	UI	DH LVLRS	Yes 2
CRANES:	0	HVAC		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:

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