

**FOR SALE / LEASE: 6,810 SF Industrial / Retail
/ Showroom Building on 1.05 acres –
Highly accessible with 21,900 cars / day**



22 HEMINGWAY AVENUE, EAST HAVEN, CT

AVAILABLE SPACE

AVAILABLE SF: **6,810 sf**
 MINIMUM AVAIL: **6,510 sf**
 OFFICE AREA: **To Suit**
 AVAIL WHEN: **Summer 18**
 STATUS: **Renovating**



BUILDING INFORMATION

GROSS BLDG SIZE **6,810**
 YEAR RENOVATED **2018**
 YEAR BUILT **1950**
 CEILING HEIGHT **8'-12'**
 ZONING: **CB2/LI1**



PARKING

PKG FEES **none**
 PKG SPACES **15**
 PKG TYPE **surface**

TRAFFIC COUNT **21,900/DAY**

COMMENTS: Building under complete renovations. Available Summer 2018. Separate 300 SF detached garage available at \$1,000/month for dead storage.

FINANCIAL DETAILS

SALE PRICE:	\$650,000				
RENT/SF:	\$8.75/SF	TAXES:	\$1.15/SF	FRONTAGE:	Hemingway
LEASE TERMS:	Min 5 Yrs	INSURANCE:	\$.43/SF +/-	TI:	Neg.
LEASE TYPE:	NNN	CAM:	Tenant	EXCLUSIONS:	none

PROPERTY SPECIFICATIONS

CEILING HGT:	12'	HEATING:	Gas	SEWERS:	Muni
FLOOR SIZE:	6,500 & 300	COOLING:	Office	ELECTRIC:	UI
NO. ELEVATORS:	0	WATER:	Muni	SPRINKLERS:	No
DRIVE IN OH:	2	LOADING DOCK:	0	POWER:	400 Amps, Phase

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FOR FURTHER INFORMATION CONTACT:

Frederick P. Petrella, CCIM Tel: **203-314-7439** Email: **FredP@CTRealtyGroup.com**
Connecticut Realty Group, LLC 431 Orange St., New Haven CT 06511
www.ctrealtygroup.com

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