

STORAGE SPACE FOR LEASE – 14,000 SF

Immediate Occupancy, Corporate Neighbors include Fed Ex and UPS – Seconds from I-91 N/S



450 Sackett Point Road, North Haven, CT

AVAILABLE SPACE:

AVAILABLE SF: 14,00- +/- SF
 MINIMUM AVAIL: 14,000 +/- SF
 AVAIL WHEN: Immediate

BUILDING INFORMATION:

GROSS BLDG SIZE: 62,000 SF
 ACRES: 4 +/-
 YEAR BUILT: 1961
 YEAR RENOVATED: 2017
 ZONING: LI 30
 STATUS: Vacant
 CONSTRUCTION: Masonry
 PKG SPACES: ample



PRICING DETAILS

RENT/SF: \$4.50 LEASE TYPE: NNN RE TAXES: .77/SF INSURANCE: .25
 SALE PRICE: 0 LEASE TERM: Min 5 yrs MAINT/CAM: .61SF TI ALLOW: Neg

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	14,000	SPRINKLERS:	Yes - Wet	AMPS:	200	GRADE LVL:	1
OFFICE SF:	To Suit	MIN CLR HEIGHT:	14'	VOLTS:	120	GL SIZE:	10 x 12
MEZZANINE SF:	none	MAX CLR HEIGHT:	20'	PHASE:		GL LVRS:	0
YARD SF	Yes	COL SPACE:	40 x 60	WIRE:		DOCK HIGH	8
RAIL:	Yes-Inactive	ROOF:	membrane	UTILITIES		DH SIZE	8 x 10
SEWERS:	Muni			ELECTRIC	UI	DH LVLRS	0
CRANES:	No	HVAC		GAS	SCGC	RAMP:	no
CRANE CAP:		COOLING		WATER	Muni	WELL:	no
CRANE CLEAR:		HEAT		SEWER	Muni	COVERED:	yes

OFFERED EXCLUSIVELY; FOR FURTHER INFORMATION CONTACT:

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