

**FOR LEASE - 62,500 SF Warehouse /
Distribution/Lt. Industrial – Features 20' ceiling
height, Will Divide to 15,000 SF**



450 Sackett Point Road, North Haven, CT

AVAILABLE SPACE:

AVAILABLE SF: **62,500 SF**
 MINIMUM AVAIL: **20,000SF**
 AVAIL WHEN: **Late Spring 2018**

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**



NORTH ELEVATION
450 SACKETT POINT RD
NORTH HAVEN, CT



PRICING DETAILS

RENT/SF: **\$6.50** LEASE TYPE: **NNN** RE TAXES: **.80/SF** INSURANCE: **.18**
 SALE PRICE: **0** LEASE TERM: **Min 5 yrs** MAINT/CAM: **.55/SF** TI ALLOW: **Neg**

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	62,000	SPRINKLERS:	Yes - Wet	AMPS:	200	GRADE LVL:	To Suit
OFFICE SF:	To Suit	MIN CLR HEIGHT:	14'	VOLTS:	120	GL SIZE:	To Suit
MEZZANINE SF:	none	MAX CLR HEIGHT:	20'	PHASE:		GL LVRS:	To Suit
YARD SF	Yes	COL SPACE:	40 x 60	WIRE:		DOCK HIGH	To Suit
RAIL:	Yes-Inactive	ROOF:	membrane	UTILITIES		DH SIZE	To Suit
SEWERS:	Muni			ELECTRIC	UI	DH LVLRs	To Suit
CRANES:	No	HVAC		GAS	SCGC	RAMP:	no
CRANE CAP:	-	COOLING	Office	WATER	Muni	WELL:	no
CRANE CLEAR:	-	HEAT	Gas	SEWER	Muni	COVERED:	yes

OFFERED EXCLUSIVELY; FOR FURTHER INFORMATION CONTACT:

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