

**FOR LEASE – 25,000 SF Industrial/Flex/Office space,
including 4,200 SF of finished office.
Zoning allows for a wide variety of uses**



650 Coe Avenue, East Haven, CT

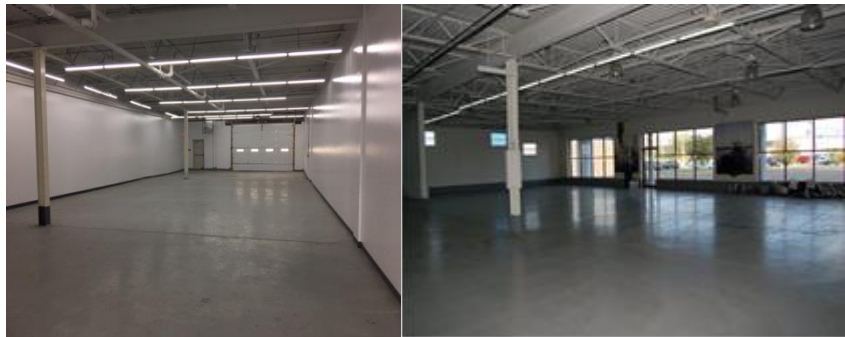
AVAILABLE SPACE:

AVAILABLE SF: **25,000**
 MINIMUM AVAIL SF: **7,800**
 AVAIL WHEN: **Immediately**



BUILDING INFORMATION:

GROSS BLDG SIZE: **43,000**
 ACRES: **3.82**
 YEAR BUILT: **1969**
 YEAR RENOVATED: **1990**
 ZONING: **CB-2**
 STATUS: **Available**
 CONSTRUCTION: **Masonry**
 PKG SPACES: **60 cars/trucks**
 COMMENTS: **Immediately off I-91**



PRICING DETAILS

RENT/SF: **\$8.00** LEASE TYPE: **NNN** RE TAXES: **\$.92** INSURANCE: **\$.35**
 SALE PRICE: **0** LEASE TERM: **Min 5 Yrs** MAINT/CAM: **\$1.00** TI ALLOW: **Neg**

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	21,000	SPRINKLERS:	Yes-	AMPS:	600	GRADE LVL:	3
OFFICE SF:	4,200	MIN CLR HEIGHT:	12'	VOLTS:	120/208	GL SIZE:	available
MEZZANINE SF:	0	MAX CLR HEIGHT:	12'	PHASE:	3	GL LVRS:	no
YARD SF	0	COL SPACE:	24'x40'	WIRE:		DH Doors	0
RAIL:	0	ROOF:	membrane	UTILITIES		DH SIZE	0
SEWERS:	Yes			ELECTRIC	UI	DH LVLRs	0
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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