

**FOR LEASE – 36,600 SF Warehouse /
Distribution/Lt. Industrial – Features 20' ceiling
height, Will Divide to 7,000 SF**



110 Republic Drive, North Haven, CT

AVAILABLE SPACE:

AVAILABLE SF: **36,600 SF**
 MINIMUM AVAIL: **7,000SF**
 AVAIL WHEN: **Late Spring 2018**

BUILDING INFORMATION:

GROSS BLDG SIZE: **91,940 SF**
 ACRES: **5 +/-**
 YEAR BUILT: **1968**
 YEAR RENOVATED: **2017**
 ZONING: **LI 30**
 STATUS: **Available**
 CONSTRUCTION: **Masonry**
 PKG SPACES: **ample**



PRICING DETAILS

RENT/SF: **\$6.50** LEASE TYPE: **NNN** RE TAXES: **.71/SF** INSURANCE: **.19/sf**
 SALE PRICE: **0** LEASE TERM: **Min 5 yrs** MAINT/CAM: **.60/SF** TI ALLOW: **Neg**

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	36,000	SPRINKLERS:	Yes - Wet	AMPS:	200	GRADE LVL:	To Suit
OFFICE SF:	To Suit	MIN CLR HEIGHT:	20'	VOLTS:	120	GL SIZE:	To Suit
MEZZANINE SF:	none	MAX CLR HEIGHT:	20'	PHASE:	3	GL LVRS:	To Suit
YARD SF	Yes	COL SPACE:	25 x 60	WIRE:		DOCK HIGH	To Suit
RAIL:	No	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

FOR FURTHER INFORMATION CONTACT:

**Frederick Petrella CCIM (T)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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