

**FOR LEASE – 6,000 – 13,500 SF Industrial /
Distribution, Features 20' ceiling, loading docks.**



285 State Street, North Haven, CT

AVAILABLE SPACE:

AVAILABLE SF: **13,500**
 MINIMUM AVAIL: **6,000**
 AVAIL WHEN: **Immediately**

BUILDING INFORMATION:

GROSS BLDG SIZE: **85,000**
 ACRES: **4**
 YEAR BUILT: **1986**
 YEAR RENOVATED: **2002**
 ZONING: **LI-2**
 STATUS: **Available**
 CONSTRUCTION: **Masonry**
 PKG SPACES: **25 cars/trucks**



COMMENTS:

PRICING DETAILS

RENT/SF: **\$5.75** LEASE TYPE: **NNN** RE TAXES: **\$.80** INSURANCE: **\$.20**
 SALE PRICE: **0** LEASE TERM: **Min 3 Yrs** MAINT/CAM: **\$.30** TI ALLOW: **Neg**

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	13,500	SPRINKLERS:	Yes	AMPS:	400	GRADE LVL:	1
OFFICE SF:	To Suit	MIN CLR HEIGHT:	20'	VOLTS:	120/208	GL SIZE:	10x12
MEZZANINE SF:	0	MAX CLR HEIGHT:	20'	PHASE:	3	GL LVRS:	no
YARD SF	0	COL SPACE:	30x40	WIRE:		DH Doors	3
RAIL:	0	ROOF:	membrane	UTILITIES		DH SIZE	8x10
SEWERS:	Yes			ELECTRIC	UI	DH LVLRs	Yes
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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