

FOR LEASE - 10,275 SF Warehouse / distribution / flex - will divide to 4,400 SF

**285 State Street
North Haven, CT 06473
New Haven County**

Offered
Exclusively
by:

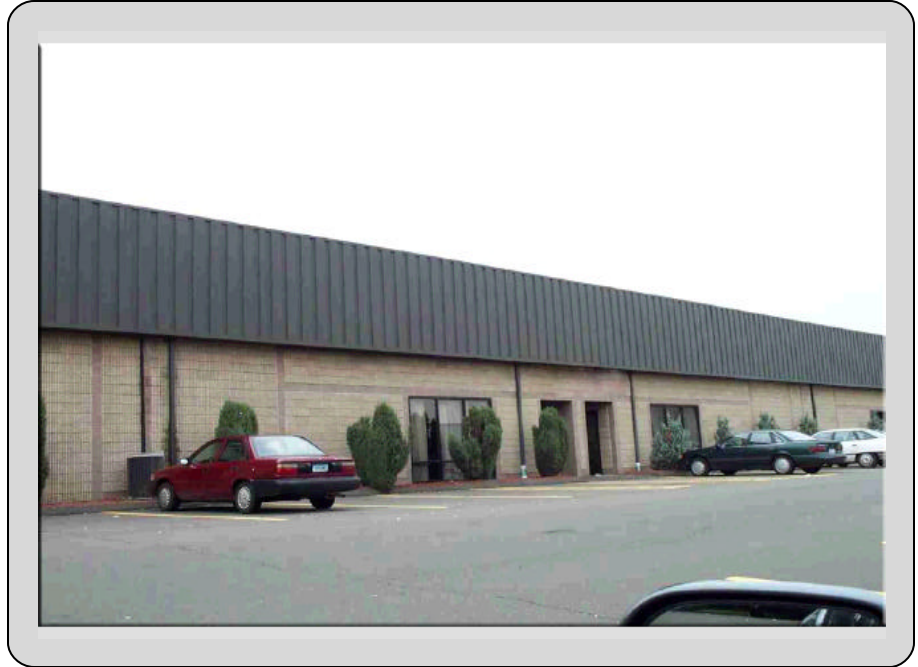


SPACE AVAILABILITY

AVAILABLE SF: **10,275**
AVAIL WHEN: **Immediately**
MIN SF: **4,400**

PROPERTY INFORMATION

GROSS BL SF: **95,060**
STATUS: **Vacated**
ACRES: **6.00**
CONSTRUCTION: **MAS**
PARKING: **118**
YEAR RENOVATED: **1988**
YEAR BUILT: **1988**
ZONING: **LI**



COMMENTS

Immed. access to I-91

PRICING DETAILS

RENT/SF:	\$6.00	LEASE TYPE:	NNN	MAINT/CAM:	\$0.55	INSURANCE:	\$0.19
TERM:	5 Yrs min.	TI ALLOW:	10% office	RE TAXES:	\$0.56		

INDUSTRIAL SPECS

GENERAL	WAREHOUSE	POWER	LOADING
WH SF: 10,275	SPRINKLERS: Dry	AMPS: 800	GRADE LVL: 2
OFC SF: 0	MIN CLR HT: 18	VOLTS: 240	GL SIZE: 10x14
MEZZ SF: 0	MAX CLR HT: 20	PHASE: 3	GL LVRS:
YARD SF: 0	COL SPACE: 40x50	WIRE:	DOCK HIGH: 1
RAIL: 0	ROOF: Steel Beam	UTILITIES	
SEWERS: Yes	HVAC		DH SIZE: 8x10
CRANES: 0	COOLING: Office Only	ELECTRIC: UI	DH LVLRs:
CRANE CAP: 0	HEAT: Gas	GAS: SCGC	RAMP:
CRANE CLEAR: 0		WATER: Muni	WELL: No
		SEWER: Muni	COVERED: No
		VOICE/DATA: SNET/SBC	

FOR FURTHER INFORMATION

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