

FOR LEASE - 2,750 SF OFFICE/DISTR. SPACE

Fully air conditioned and prime visibility



40 Montowese Avenue, North Haven CT 06473

AVAILABLE SPACE:

AVAILABLE SF: **2,750 SF**
MINIMUM AVAIL: **2,750 SF**
AVAIL WHEN: **Immed.**

BUILDING INFORMATION:

GROSS BLDG SIZE: **6,776 SF**
ACRES: **.75**
YEAR BUILT: **2008**
YEAR RENOVATED: **2008**
ZONING: **IL-30**
STATUS: **Vacant**
CONSTRUCTION: **Metal**
PKG SPACES: **10**



COMMENTS:

Light industrial space ideal for distribution or wholesale business. Attractive, brand new construction. Highly visible location. Easy access to I-91. 23, 000 cars per day. Fully air conditioned. Building owners on-site.

PRICING DETAILS

RENT/SF: **\$8.00 PSF** LEASE TERM: **3 Yr Min** MAINT/CAM: **\$0.20 PSF** TI ALLOW: **NEG.**
LEASE TYPE: **NNN** RE TAXES: **\$1.61 PSF** INSURANCE: **\$0.15 PSF**

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	2,400	SPRINKLERS:	No	AMPS:	200	GRADE LVL:	0
OFFICE SF:	350	MIN CLR HEIGHT:	12-14'	VOLTS:	120/208	GL SIZE:	0
MEZZANINE SF:	0	MAX CLR HEIGHT:	12-14'	PHASE:		GL LVRS:	0
YARD SF	0	COL SPACE:	Clear	WIRE:		DOCK HIGH	Available
RAIL:	0	ROOF:	Metal	UTILITIES		DH SIZE	
SEWERS:	Yes			ELECTRIC	UI		
CRANES:	N/A	HVAC		GAS	SCGC	RAMP:	No
CRANE CAP:	N/A	COOLING	Fully	WATER	Municipal	WELL:	No
CRANE CLEAR:	N/A	HEAT	Gas	SEWER	Municipal	COVERED:	No

FOR FURTHER INFORMATION CONTACT:

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