

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

### FOR FURTHER INFORMATION CONTACT:

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