

# INDUSTRIAL BUILDING FOR SALE - 17,800 SF ON 2.18 ACRES



Features 10 drive in overhead doors.

## 455 Putnam Avenue, Hamden, CT

### AVAILABLE SPACE:

AVAILABLE SF: **17,856 SF**  
 MINIMUM AVAIL: **17,856 SF**  
 AVAIL WHEN: **Immediately**

### BUILDING INFORMATION:

GROSS BLDG SIZE: **17,856 SF**  
 ACRES: **2.18**  
 YEAR BUILT: **1967**  
 YEAR RENOVATED:  
 ZONING: **CDD-1**  
 STATUS: **vacant**  
 CONSTRUCTION: **Masonry**  
 PKG SPACES: **ample**



### COMMENTS:

Drive in overhead doors dimensions include 2 @12'x12'; 6 @ 10'x12'; and 2 @ 10'x10'.

### PRICING DETAILS

RENT/SF:	<b>0</b>	LEASE TYPE:	<b>0</b>	RE TAXES:	<b>\$0.75</b>	INSURANCE:	<b>0</b>
SALE PRICE:	<b>\$890,000</b>	LEASE TERM:	<b>0</b>	MAINT/CAM:	<b>0</b>	TI ALLOW:	<b>0</b>

### INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	<b>15,000</b>	SPRINKLERS:	<b>Yes</b>	AMPS:	<b>400</b>	GRADE LVL:	<b>10</b>
OFFICE SF:	<b>2,700</b>	MIN CLR HEIGHT:	<b>15'</b>	VOLTS:	<b>220</b>	GL SIZE:	<b>varied</b>
MEZZANINE SF:	<b>yes</b>	MAX CLR HEIGHT:	<b>15'</b>	PHASE:	<b>0</b>	GL LVRS:	<b>0</b>
YARD SF	<b>0</b>	COL SPACE:	<b>25'x40'</b>	WIRE:	<b>0</b>	DH Doors	<b>2</b>
RAIL:	<b>no</b>	ROOF:	<b>membrane</b>	<b>UTILITIES</b>		DH SIZE	<b>9' x 10'</b>
SEWERS:	<b>yes</b>	<b>HVAC</b>		ELECTRIC	<b>UI</b>	DH LVLRs	<b>no</b>
CRANES:	<b>0</b>	COOLING	<b>Partial</b>	GAS	<b>SCG</b>	RAMP:	<b>no</b>
CRANE CAP:	<b>0</b>	HEAT	<b>Fully</b>	WATER	<b>Muni</b>	WELL:	<b>no</b>
CRANE CLEAR:	<b>0</b>			SEWER	<b>Muni</b>	COVERED:	<b>no</b>
				VOICE/DATA	<b>-</b>		

### FOR FURTHER INFORMATION CONTACT:

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