



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

13,619 SF WAREHOUSE AVAILABLE FOR LEASE

115 Hood Terrace, Bldg #E West Haven, CT 06516



13,619 SF
FOR LEASE

High Ceilings/Loading Dock
\$8 / SF NNN (\$2.25/SF)

- 20-24' High Ceilings
- OH doors 8'x10'
- Covered loading area
- 2 Loading Docks (One w Levelers)
- 1,288 SF Office Space
- Break Room
- HC Accessible Lavatory
- Adjacent to West Haven Train Station
- Easy access to I-95 exit #42
- Broker has ownership interest



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Property Information

Total Building SF	13,619
Available SF	13,619
Year Built	1988
Ceiling Height	20-24'
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	2
Overhead Door	2
Construction	Concrete/Metal
HVAC	Natural Gas/Fans/Wall Units
Electric	200 amp/phase 3
Column Spacing	N/A
# of Floors	1
Roof	Metal
Parking	Paved Parking Lot/32 spaces
Zoning	TOD
Environmental	NA
Assessment	\$1,499,190
Mil Rate	45.60
Taxes	\$68,363
Taxes / SF	\$4.69

115 Hood Terrace, Bldg #E, West Haven, CT

Comments:

"Lakeside Industrial Park" Unit E Flex space. 13,619 sq. ft. of clean modern Industrial / Warehouse. 20' to 24' ceilings, 2 loading docks under a covered loading area. Office area and showroom with breakroom, two multiple fixture bathrooms. Fully sprinklered 200 amp 3 phase electric service. Adjacent to West Haven Railroad Station, easy commute, take the train to work. Easy access to I-95 Sawmill Rd exit #42. Nets \$2.25+/- per ft. Broker has an ownership interest in the property.

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