



HOULIHAN LAWRENCE

WARECK D'OSTILIO

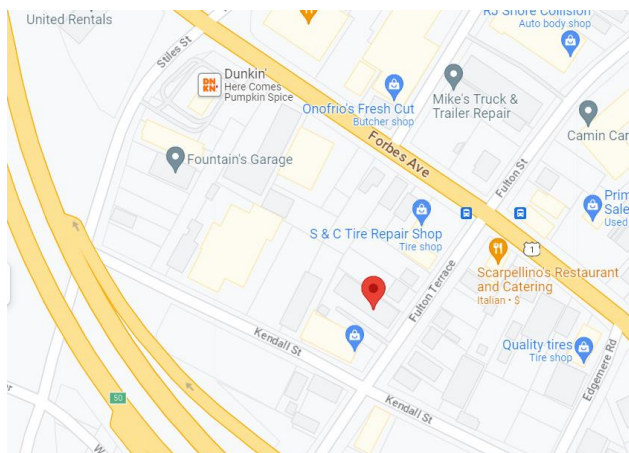
New Haven \* Milford \* Woodbridge\* Branford \* Old Saybrook

# 5,163 SF Clear Span Warehouse Building FOR LEASE 190 Fulton Terrace, New Haven, CT



**For Lease:  
\$10,000/mo NNN**

- 5,163 SF clear span warehouse
- Visible from I-95
- Close to I-95
- 25+/- car fenced in Parking lot
- 14' high ceilings
- Excellent visibility from street
- Close to Auto body shops & Gateway Terminal
- Possible Auto Rental, Auto Bus



**Houlihan Lawrence Wareck D'Ostilio**

Ken Ginsberg - Broker - (203) 376-6266 - [ken@kngrealty.com](mailto:ken@kngrealty.com)

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### Property Information

Total Building SF	5,160
Available SF	5,160
Year Built	1952
Ceiling Height	14
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	0
Overhead Door	2
Construction	Masonry/Concrete Block
HVAC	Central
Electric Service	400 amp 3 phase
Gas	Yes
Column Spacing	Clear Span
# of Floors	1
Roof	Approx 5 years old
Parking	25+/-
Bathrooms	2
Frontage	260 +/- SF
Zoning	IH
Acreage	036
Mill Rate	39.75
Assessment	\$322,210
Taxes	\$12,807
Taxes / SF	\$2.48/SF

### 190 Fulton Terrace, New Haven, CT

**Comments:**

5,163 SF Warehouse w parking and fenced in lot in Fair Haven section of New Haven that it can be seen from I-95. Clear Span building with 14' high ceilings and a 25 car fenced in lot. Convert a portion of the building to a showroom and use the rear space for warehouse with two overhead doors. More can be installed if needed. For Lease.

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