



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge* Branford * Old Saybrook

**18,460 SF Building
On 3.4 Acres of Land
FOR LEASE**

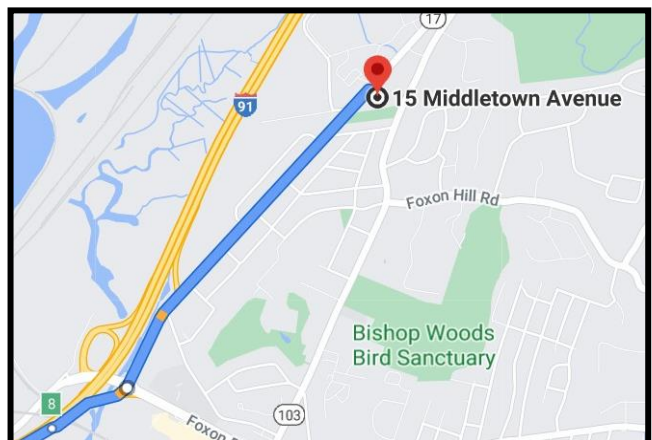
15 Middletown Ave, North Haven, CT



Lease: Price upon Request

18,460 SF Building on 3.4 Acres w/ fenced in lot and Security system. 26 loading docks for large Distribution Center with space for tractor trailer repair. 5,000 SF of building has 20' clearance, the rest has 12' +/- . Second floor has 2,436 SF finished office space w/ Central air.

- 18,460 SF Building on 3.4 acres
- 26 Loading Docks
- 2 Bays for TT repair
- 2,436 SF 2nd floor Offices w/ A/C
- Security system w/ fenced in lot
- Expansive Parking lot
- .2 miles from Exit 8, I-91



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Property Information

Total Building SF	18,460
Available SF	18,460
Year Built	1956
Ceiling Height	12'+/-
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	TBD
Loading Dock	26
Overhead Door	2
Construction	Brick
HVAC	Central A/C
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	2
Roof	Flat/Rubber
Parking	Asphalt - 76
Bathrooms	1
Frontage	212 +/-
Zoning	CB20
Acreage	3.4
Mill Rate	30.71
Assessment	\$654,710
Taxes	\$20,106
Taxes / SF	\$1.09

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15 Middletown Ave, North Haven, CT 06473

Comments:

This 18,460 SF building on 3.4 Acres has 26 loading docks, 2 overhead doors & 2 bays for tractor trailer repairs (w/ramp via loading dock). The 2nd floor has 2,436 SF of finished Office space and Central Air. The property is supremely suited for a Distribution Center with ample turning ratio and parking in fenced in lot with Security system. Located 0.2 miles from Exit 8 off I-91.

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