



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

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

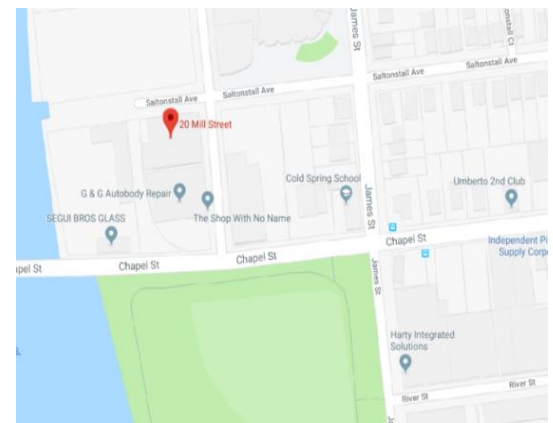
**25,500 SF**  
**Biotech, Artisan, Warehouse**  
**AVAILABLE FOR SALE or LEASE**  
**20 aka 26 Mill Street, New Haven, CT**



**FOR SALE: \$2,450,000**  
**FOR LEASE: \$6.50/SF NNN**

**Warehouse**  
**Artist's space, R & D, Biotech,**  
**Assembly or Light Manufacturing**

- **25,500 SF Artist space, R&D, Biotech, Warehouse & Assembly**
- **16' High Ceilings**
- **High Capacity Freight Elevator**
- **Overhead doors & loading dock**
- **600 Amp 3 Phase Electrical**
- **Office and Open Space on 2<sup>nd</sup> floor**



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### Property Information

Total Building SF	25,500 SF
Available SF	25,500 SF
Year Built	1929
Ceiling Height	16' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Loading Dock	1
Overhead Door	0
Construction	Masonry
HVAC	Forced Air
Electric	Yes-600 Amp
Column Spacing	N/A
# of Floors	2
Roof	T&G/Rubber
Parking	Attached Lot
Frontage	219'+/-
Zoning	IH
Acreage	0.31' +/-
Mil Rate	43.88
Taxes	\$21,695
Taxes / SF	\$0.87



### 20 aka 26 Mill Street, New Haven, CT

**Comments:**

25,500 SF available for sale at \$2,450,000 or lease at \$6.50/SF NNN. Potential Artist Space, R & D, Biotech, Warehouse or Light Manufacturing/Assembly use. Space has voluminous 16' ceilings and High Capacity Freight Elevator, as well as overhead doors, loading dock, and 600 Amp 3 Phase Electrical. Office and Open Space on second floor and spectacular views of Q Bridge, Quinnipiac River, and New Haven Skyline. Excellent visibility. Access to I-91 & I-95.

**Ken Ginsberg**  
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