



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

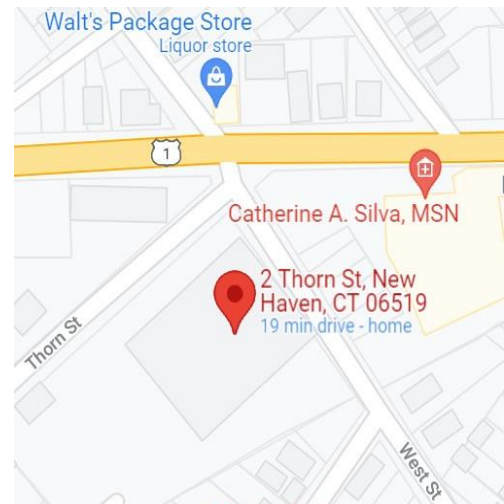
AVAILABLE IMMEDIATELY FOR LEASE
39,000+/- SF LIGHT INDUSTRIAL BUILDING
525 ELLA GRASSO BLVD (aka 2 Thorn St.)
NEW HAVEN, CT 06519



FOR LEASE:
\$6.00 / SF NNN

39,000+/-SF
Unique Industrial Building
Large Outside Storage Area

- **Short Term Rental – 1-2 years**
- **Light Industrial Building**
- **Multiple loading docks**
- **Drive in doors**
- **20' high ceilings**
- **Large Outdoor Yard**
- **Easy Access to I-95, Exit 44**



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Property Information

Total Building SF	39,000 +/- SF
Available SF	39,000 +/-SF
Year Built	1900 (renovated 1983)
Ceiling Height	20'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	No
Loading Dock	0
Overhead Door	1
Construction	Concrete/Cinder
HVAC	FA/HW/ST
Electric Service	TBD
Gas	Oil/Gas
Column Spacing	N/A
# of Floors	1
Parking	Paved Off Street parking
Bathrooms	TBD
Frontage	400' +/-
Zoning	IL
Acreage	2.22
Mil Rate	43.88
Taxes	\$27,875
Taxes / SF	\$.72

525 Ella Grasso Blvd (aka 2 Thorn St) New Haven, CT

Comments:

Available Immediately for Short Term Lease (1-2 Years). 39,000+/- Light Industrial Building located off Ella Grasso Blvd aka 2 Thorn Street New Haven, CT. Sitting on 2.22 Acres, this property has a large fenced yard, 4 drive-in doors and multiple Loading Docks. Building has 12' – 20' Ceilings. Easily accessed from Exit 44 off I-95 and I-91. Large outside storage area. Tenant should verify square footage. Available immediately. Owner wants it leased quickly.

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