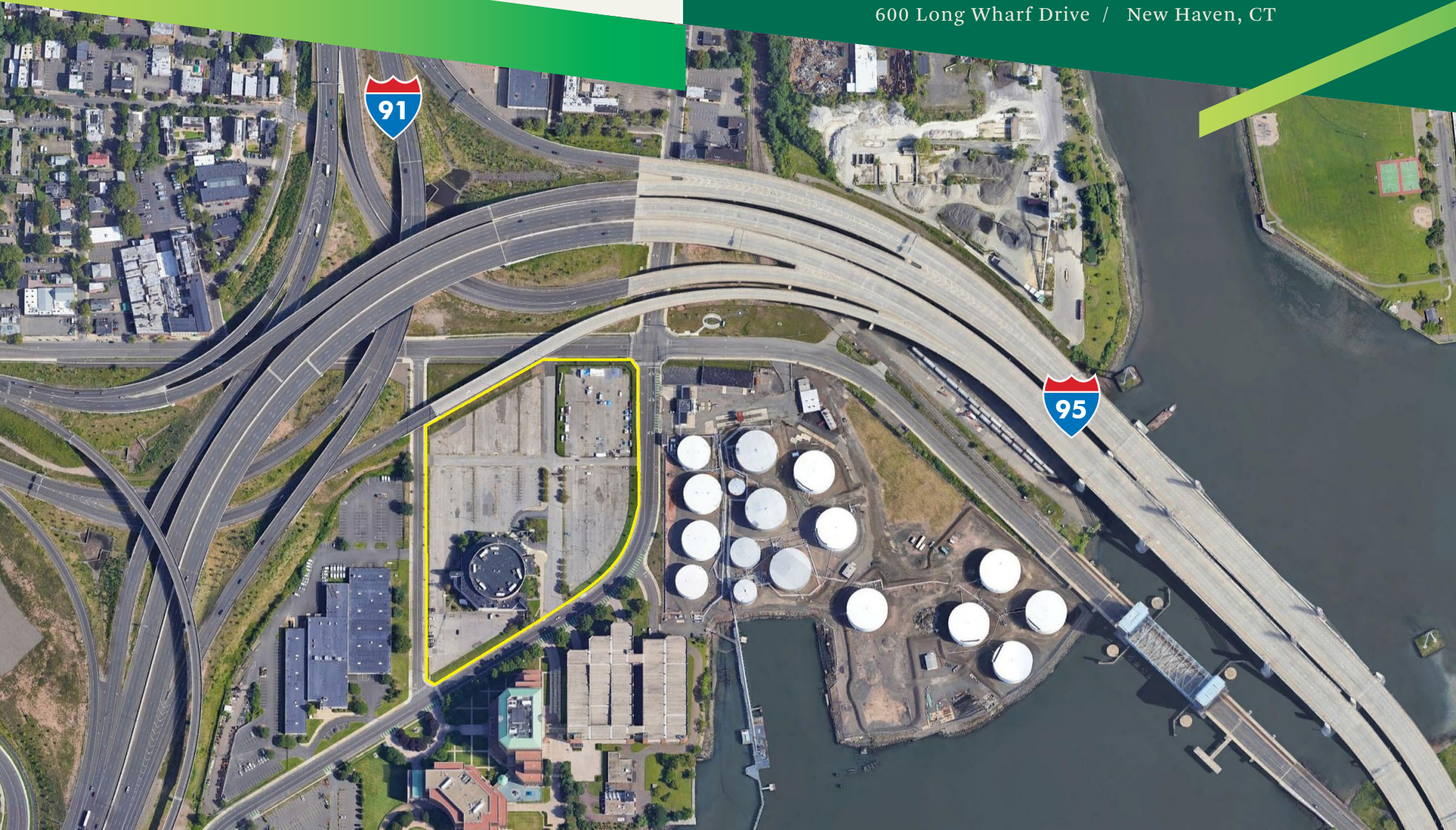


FOR LEASE

# OUTDOOR STORAGE/ PARKING OPPORTUNITY

600 Long Wharf Drive / New Haven, CT



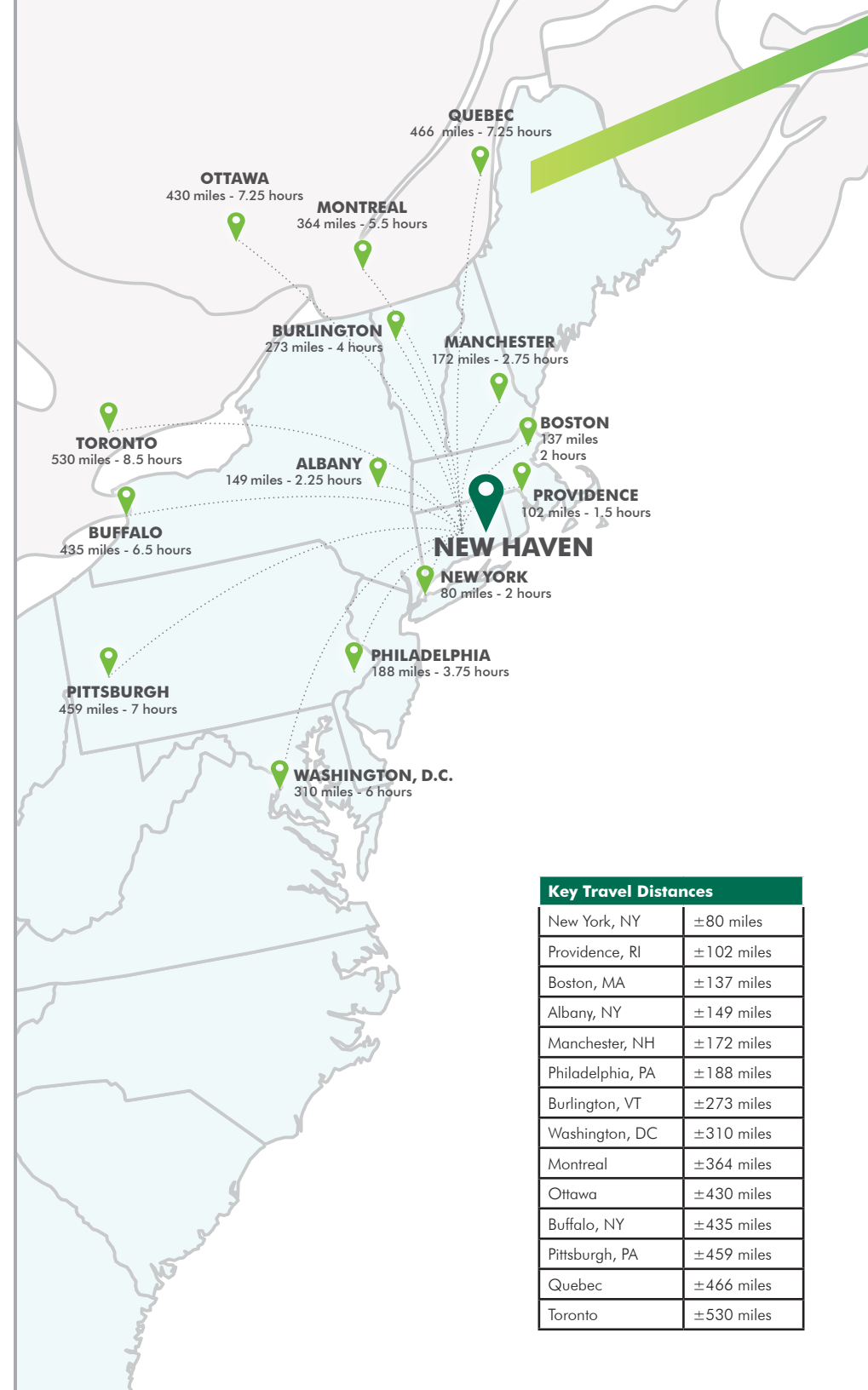
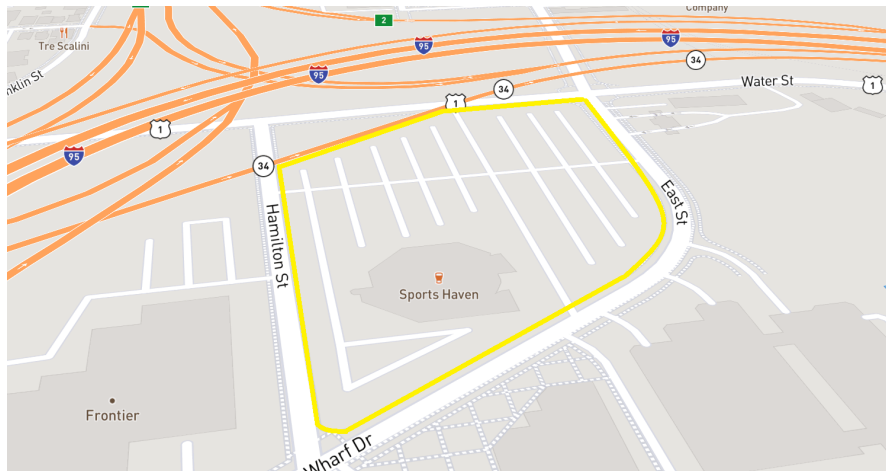


## FOR LEASE

### INDUSTRIAL DEVELOPMENT OPPORTUNITY WITH OUTSIDE STORAGE CAPABILITIES

CBRE is pleased to present for lease 600 Long Wharf Drive in New Haven, a  $\pm 8.7$  acre development site under new ownership. The site has immediate access to both Interstate 95 (exit 46) and Interstate 91 (exit 2).

- $\pm 8.7$  acre development site in an IH zone
- Outstanding exposure and access to Interstate 95 and 91
- Located in an opportunity zone with tax incentives available
- Situated within the Harbor District of New Haven's Long Wharf Responsible Growth Plan
- Walkability to surrounding parks and waterfront
- Less than a mile to Union Station
- All utilities available
- Outside storage available
- Site can be used for storage of trucks, trailers, cars and containers



Key Travel Distances	
New York, NY	±80 miles
Providence, RI	±102 miles
Boston, MA	±137 miles
Albany, NY	±149 miles
Manchester, NH	±172 miles
Philadelphia, PA	±188 miles
Burlington, VT	±273 miles
Washington, DC	±310 miles
Montreal	±364 miles
Ottawa	±430 miles
Buffalo, NY	±435 miles
Pittsburgh, PA	±459 miles
Quebec	±466 miles
Toronto	±530 miles



**PLEASE CONTACT:**

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