

**Industrial/Flex/Warehouse
For Lease 9,415 +/- S.F.
Offering August 2026 Occupancy**



At Exit 8 of I-91

**Free Standing
Well Maintained Facility**

**30 Montowese Avenue
North Haven, Connecticut**

Stephen Press, SIOR
203.288.1900 x123
spress@presscuzzo.com

OVERVIEW

As the exclusive broker, Press|Cuozzo Commercial is pleased to offer this immaculate and well maintained Industrial / Flex / Warehouse facility.

INDUSTRIAL/FLEX
WAREHOUSE
OPPORTUNITY

Lease Rate: \$9.50 SF NNN

PROPERTY HIGHLIGHTS

- Real Estate Taxes: \$17,841 / \$1.89 SF
- Zone: IL 30
- Office—HVAC Gas Fired System
- 400 AMP—3 Phase Power
- Warehouse—4 Gas Unit Heaters
- Very Well Maintained

PROPERTY SUMMARY

- Lot Size: .77 Acres
- 2 Drive-in 14' Doors plus 1-Dock
- 19' Ceiling Height/Warehouse
- Ceiling Fans
- Nicely Appointed Offices
- Excellent Access to I-91



PHOTOS

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The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

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EXCLUSIVE BROKER

**Delivering Results
For Over
40 Years!**



**Stephen Press, SIOR
Principal**

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203.530.5558 Mobile

Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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