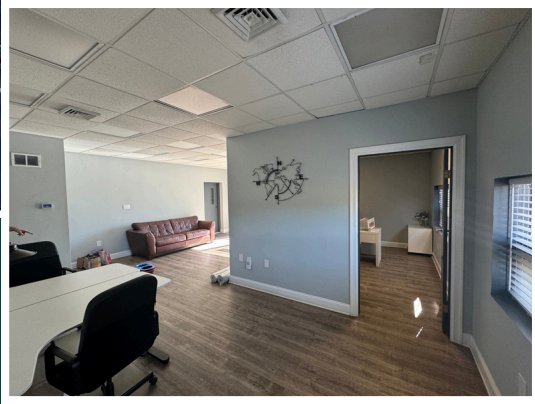



# EXCEPTIONAL LOCATION AND VISIBILITY- 669 1ST AVENUE, WEST HAVEN, CT



DISCOVER THIS PRIME 9,551 SQ. FT. INDUSTRIAL/FLEX SPACE IN WEST HAVEN, POSITIONED DIRECTLY ACROSS FROM THE I-95 ENTRANCE RAMP. WITH THOUSANDS OF VEHICLES PASSING DAILY, THIS LOCATION OFFERS UNMATCHED VISIBILITY FOR YOUR BUSINESS. FLEXIBLE LEASING OPTIONS INCLUDE BUILDING OR LAND LEASES, AND A PROMINENT BILLBOARD ENHANCES YOUR ADVERTISING POTENTIAL. WHETHER YOU'RE LOOKING TO ESTABLISH OR EXPAND, THIS HIGH-TRAFFIC SITE IS PERFECT FOR MAXIMIZING EXPOSURE AND GROWTH. DON'T MISS OUT ON THIS EXCEPTIONAL OPPORTUNITY!



**Alida Ballou**  
Realtor  
(203) 901-9495  
aballou@houlihanlawrence.com  
174 Cherry St  
Milford, CT  
06460  
(203) 787-7800

**CALL FOR PRICING!**





## PROPERTY OVERVIEW

- **PRICE: CALL FOR PRICING!**
- **TYPE: INDUSTRIAL/FLEX SPACE**
- **SIZE: 9,551 SQUARE FEET**
- **LOCATION: WEST HAVEN, CT**
- **VISIBILITY: DIRECTLY ACROSS FROM I-95 ENTRANCE RAMP**





## ADDITIONAL FEATURES

**Unmatched Exposure:** Thousands of vehicles pass by daily, providing exceptional visibility for your business.

**Flexible Leasing Options:** Available as a building lease or land lease to suit your business needs.

**Advertising Potential:** Features a large billboard facing I-95, perfect for captivating passing drivers and enhancing brand awareness.

**Redevelopment Opportunities:** For land lease inquiries, the site offers the potential for redevelopment with a structure customized to your specifications.

## STRATEGIC ADVANTAGES

**High-Traffic Location:** Ideal for businesses seeking maximum exposure and convenience with easy access to I-95.

**Growth Potential:** Limitless possibilities for expansion and establishment in a prime commercial area.



# EXCEPTIONAL LOCATION AND VISIBILITY- 669 1ST AVENUE, WEST HAVEN, CT



**Alida Ballou**  
**Realtor**  
**(203) 901-9495**  
**aballou@houlihanlawrence.com**  
**174 Cherry St**  
**Milford, CT**  
**06460**  
**(203) 787-7800**

**CALL FOR PRICING!**