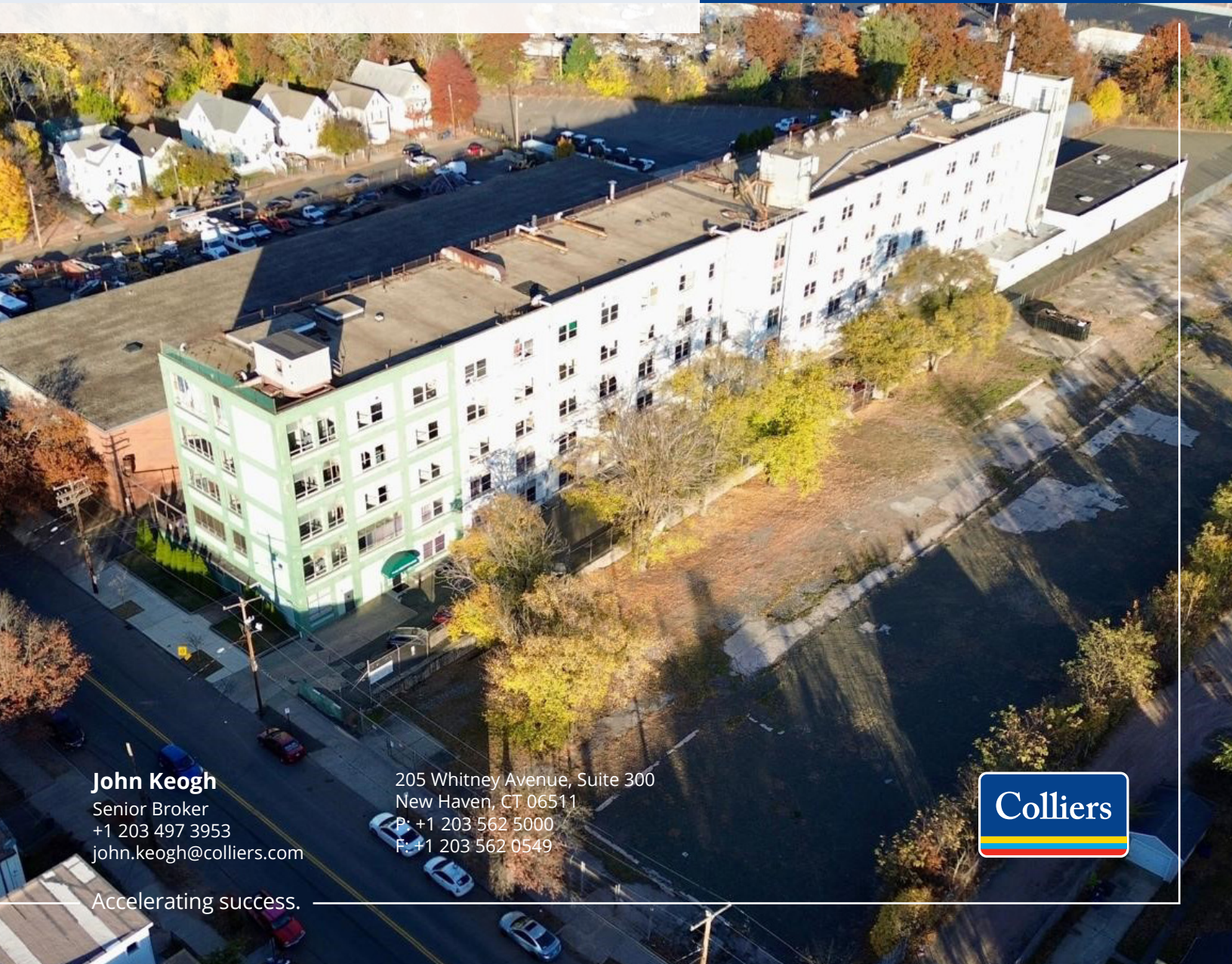


For Sale

71-91 Shelton Avenue
New Haven, CT



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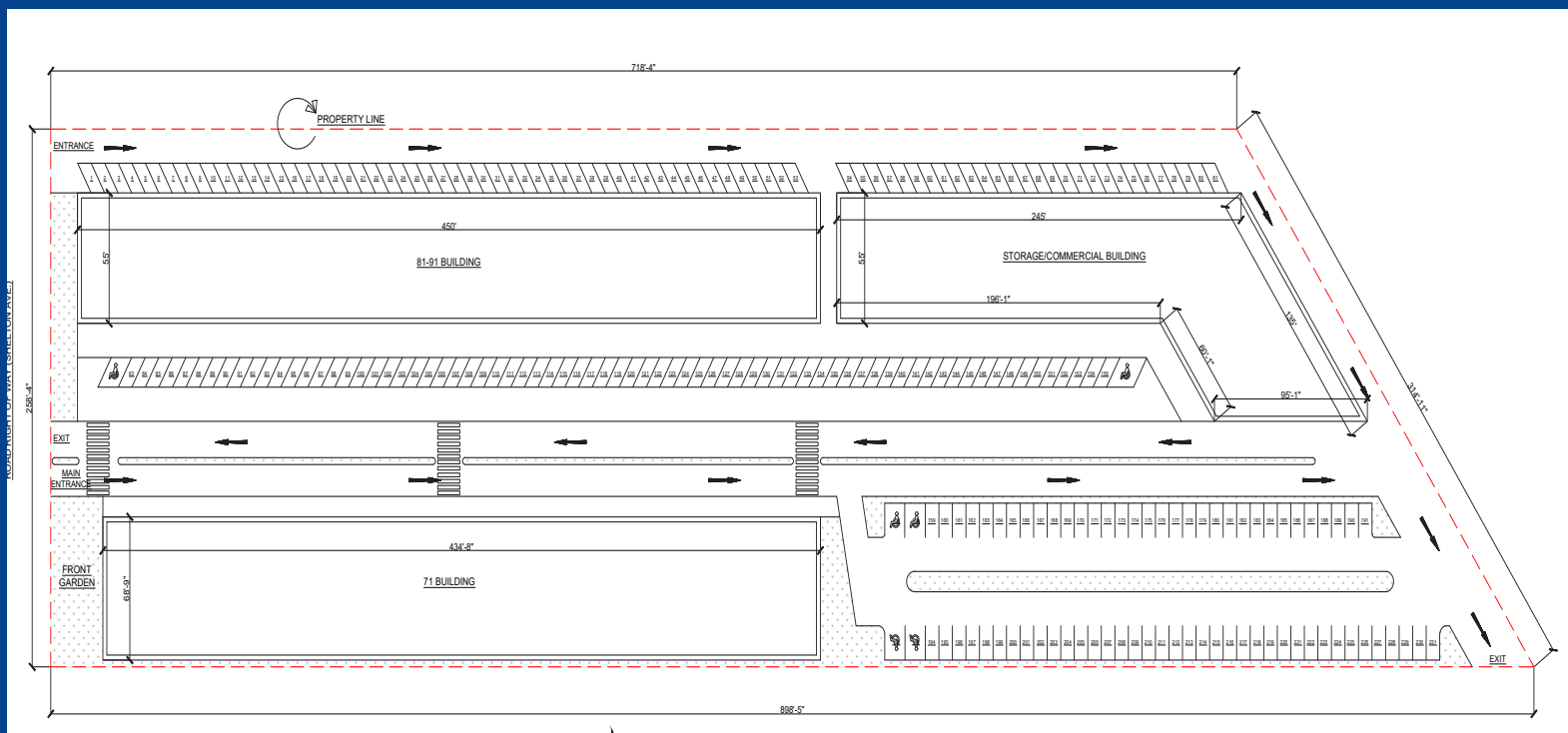
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Property Overview

- One existing building of 125,000 square feet and two proposed buildings of 150,000 and 120,000 square feet
- Approximately 5 acres zoned Heavy Industrial
- Property abuts Science Park at Yale, a large complex of offices, labs, apartments and retail
- Entire property can be multi-family with generous subsidies available for affordable apartments
- Rear building may be approveable for self-storage
- Property is located in both an Opportunity Zone and an Enterprise Zone and qualifies for historic renovation tax credits



Development Plan



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