



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

1 CORPORATE DRIVE, NORTH HAVEN, CT 06473

31,000± SF INDUSTRIAL / DISTRIBUTION / WAREHOUSE SPACE

LEASE RATE \$7.95/SF NNN

## HIGHLIGHTS

- 31,000± SF Industrial Space
- Divisible to 7,500± SF
- Ceiling Heights: 18-22'
- 6 Docks (8X8)
- 3 Drive-in Doors (10X14)
- Building: 1200amps, 3 Ph
- Great Access to I-91

## CONTACT

**Sam Crampton**

Cell: 203-343-8426

Office: 203-643-1021

Email: [scrampton@orlcommercial.com](mailto:scrampton@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

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**31,000± SF INDUSTRIAL / DISTRIBUTION / WAREHOUSE**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 40,424± SF

**AVAILABLE AREA:** 31,000± SF

**WILL SUBDIVIDE TO:** 7,500± SF

**# OF FLOORS:** 1

**LOADING DOCKS:** 6 (8x8)

**DRIVE-IN DOORS:** 3 (10x14)

**CLEAR HEIGHT:** 18-22 Feet

**CONSTRUCTION:** Steel

**ROOF TYPE:** Metal / Tin

**YEAR BUILT:** 1985

## MECHANICAL EQUIPMENT

**HEAT:** Gas, Unit Heat

**ELECTRIC/POWER:** Building: 1200amp, 3 Ph

## SITE INFORMATION

**SITE AREA:** 2.85± Acres

**ZONING:** IL80

**PARKING:** Open

**SIGNAGE:** Building & Monument

**VISIBILITY/FRONTAGE:** 646 Feet – Elm St

**HWY ACCESS:** I-91

## UTILITIES

**SEWER/WATER:** Public Connected

**GAS:** Public Connected

## TAXES

**ASSESSMENT:** \$1,693,580

**MILL RATE:** 29.46

**TAXES:** \$49,892.88

## EXPENSES

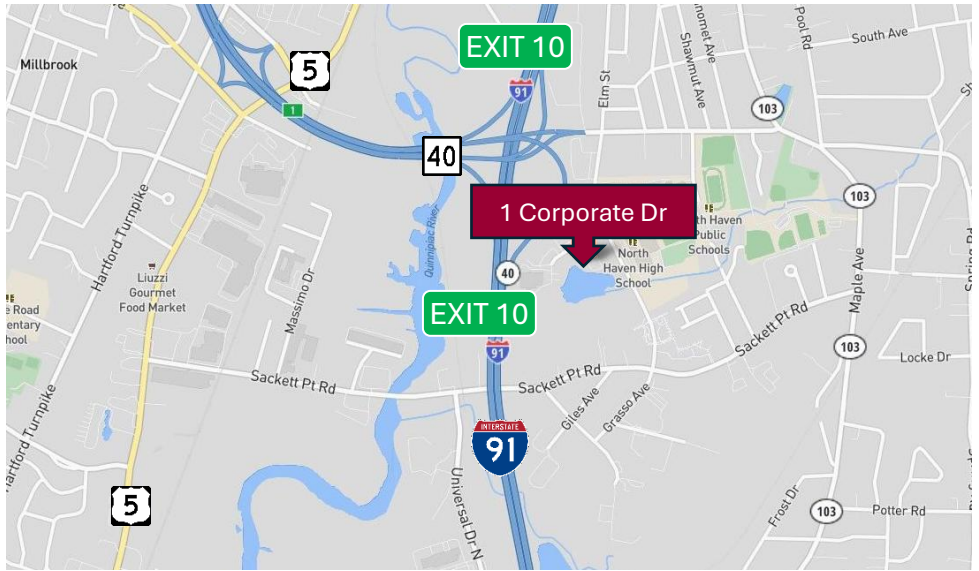
**RE TAXES:** ☒ Tenant ☐ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord



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