

FOR LEASE

16,000 SF INDUSTRIAL BUILDING

126 QUINNIPIAC AVENUE | NORTH HAVEN, CT 06473



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 126 Quinniac Avenue, North Haven CT for lease. This 16,000 square foot warehouse building is equipped with 8 loading docks, 6 levelers, 1 drive-in door, and up to 22' clear. This standalone warehouse offers the ability to enjoy exclusive use with no neighboring tenants.

PROPERTY HIGHLIGHTS

- Eight loading docks with six levelers
- One 12' x 14' drive in door
- Up to 22' clear
- Immediate access to I-91 (less than 1 mile)
- Great lawn space for parking and/or outside storage

OFFERING SUMMARY

Reduced Lease Rate:	\$7.35 NNN
Lot Size:	4.84 Acres
Building Size:	16,000 SF

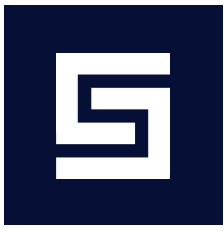
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	284	1,723
Total Population	277	720	4,460
Average HH Income	\$114,233	\$114,528	\$102,944

NICK LEONE
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SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

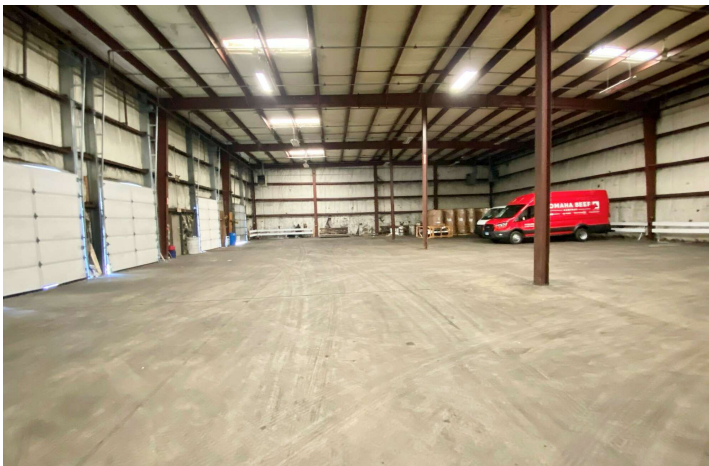
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Reduced Lease Rate: \$7.35 NNN

BUILDING SPECIFICATIONS

Building Size	16,000 SF
Ceiling Height	Up to 22'
Docks	8 (6 with levelers)
Drives	1 (12' x 14')
Column Spacing	38' x 25'
Year Built	1984

MECHANICAL/UTILITIES

Power	400 amp service
Heat	Natural gas, forced hot air
Air Conditioning	None
Lighting	Fluorescent & T5
Sprinklers	100%
Water/Sewer Company	Municipal
Electric Company	Eversource

LAND

Lot Size	4.84 Acres
Parking	+/-30
Zoning	IL-30

TAXES

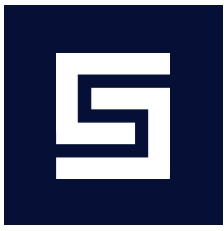
Tax PSF	\$1.39
Year Assessed	2022
Mill Rate	32.65

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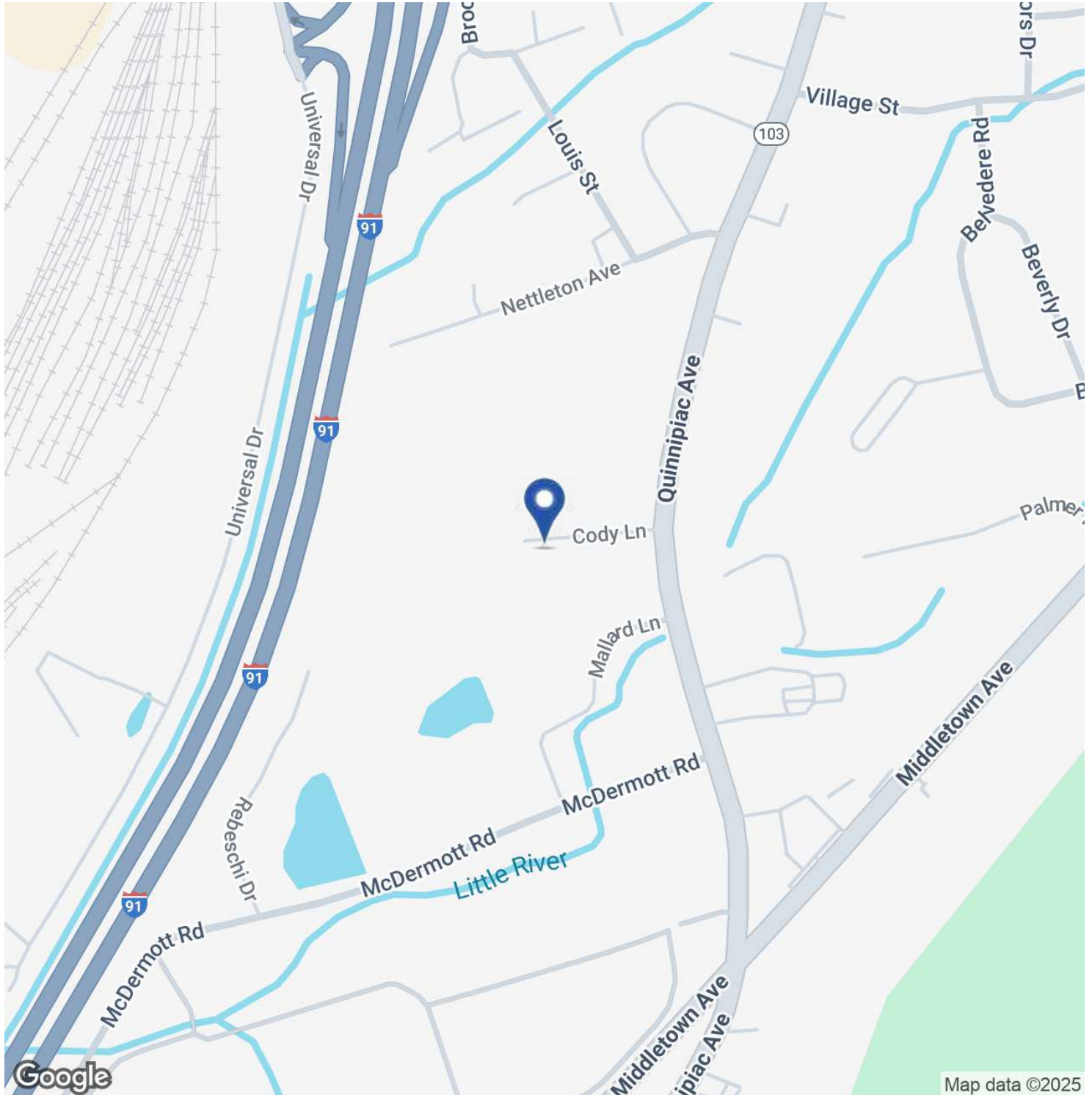
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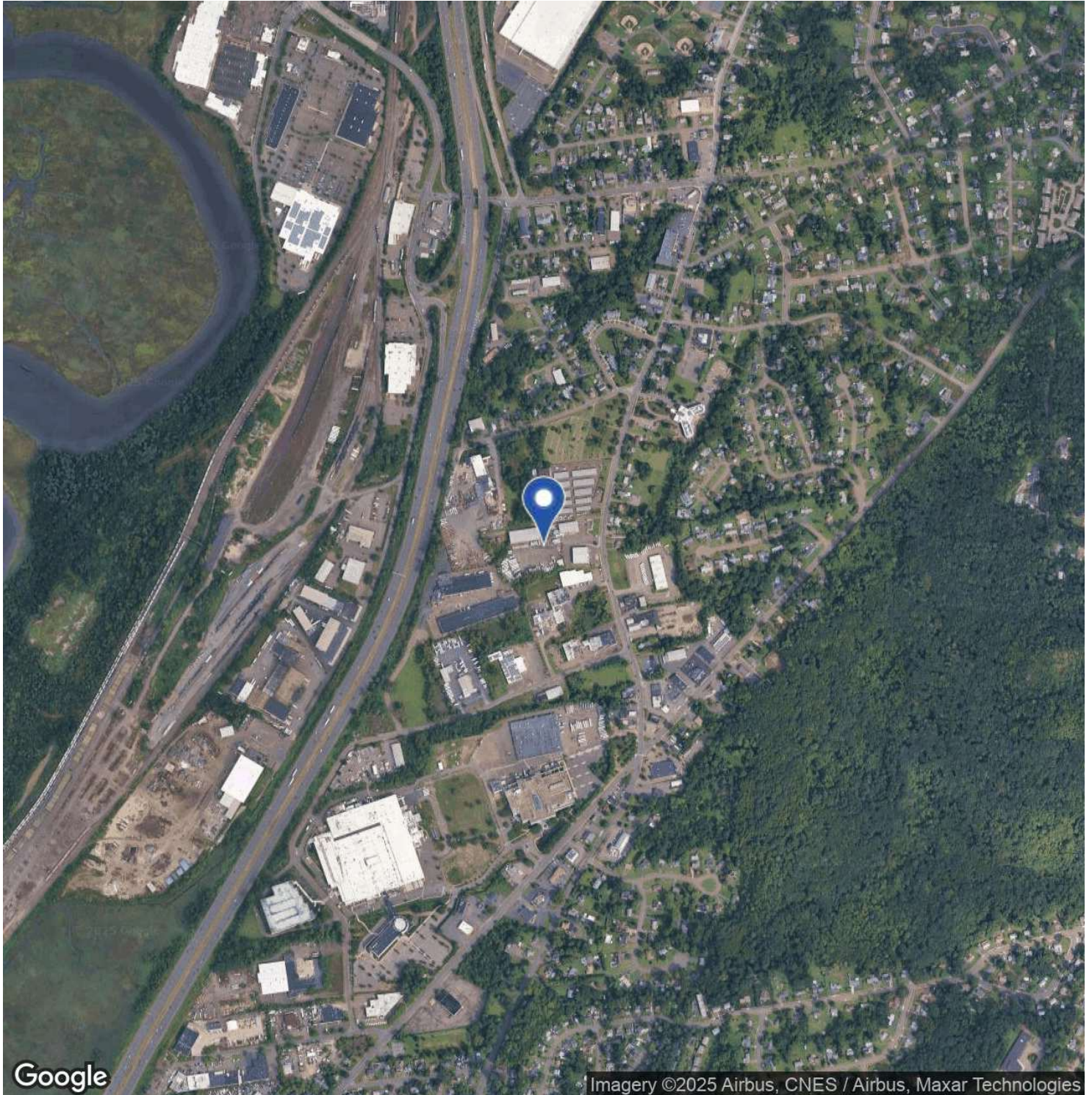
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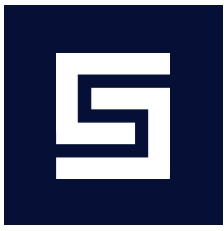


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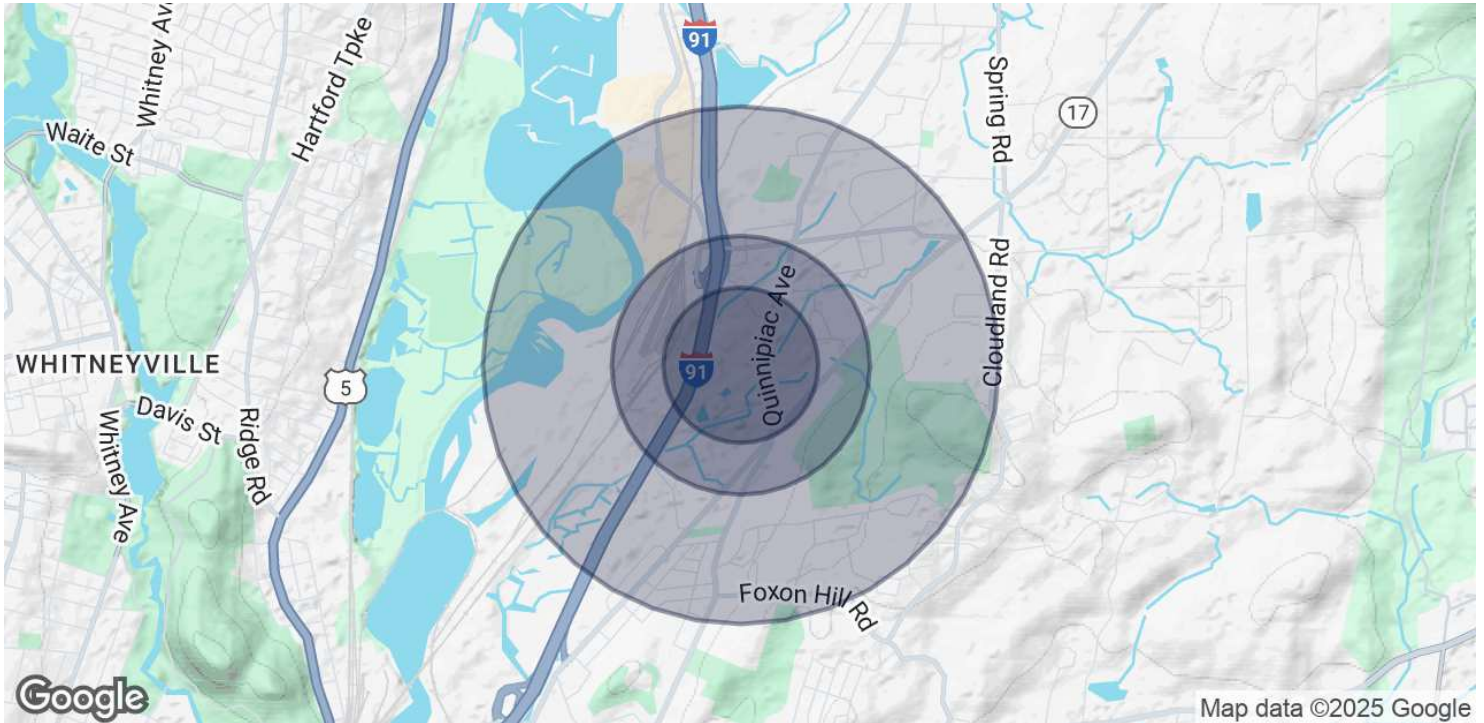
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	277	720	4,460
Average Age	46	46	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	284	1,723
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$114,233	\$114,528	\$102,944
Average House Value	\$355,583	\$356,152	\$320,725

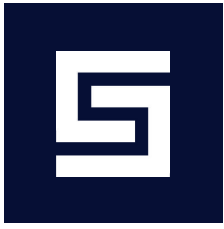
Demographics data derived from AlphaMap

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