



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

Fairgrounds Plaza, 310 Washington Ave, Unit 3, North Haven, CT 06473
1,760± SF RETAIL / OFFICE SPACE | ROUTE 5 LOCATION | 19,800± VEHICLES PER DAY

LEASE RATE: \$23/SF Gross + Utilities

HIGHLIGHTS

- Move-in Ready
- High-Traffic Area (19,800± ADT)
- Immediate Access to/from I-91 via Exit 12
- Ample Customer Parking (5 spaces per 1,000 SF)
- Close Proximity to Quinnipiac University's Campus
- Flexible Zoning - CB-40 Commercial Business

Will Braun,  
Cell: 203-804-6001
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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (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 | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 1 OF 4**

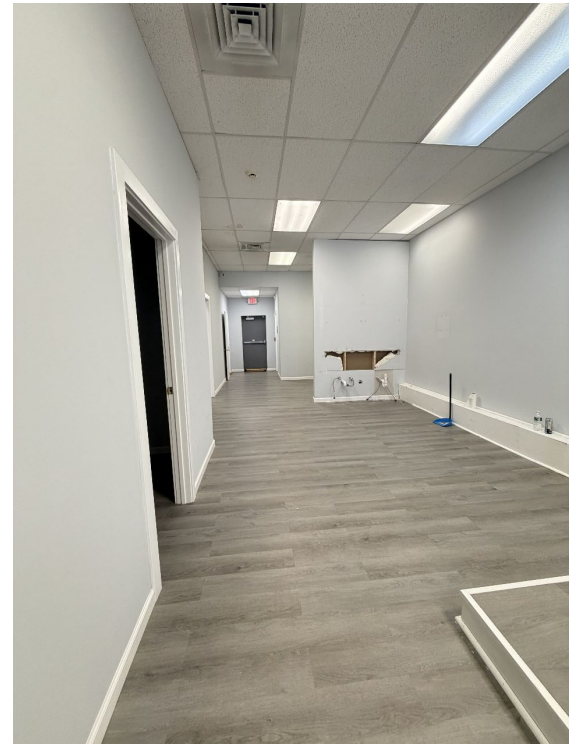
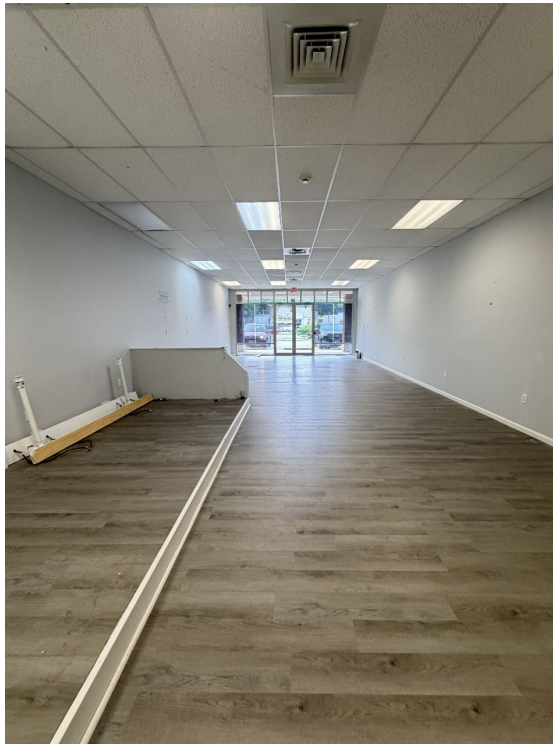
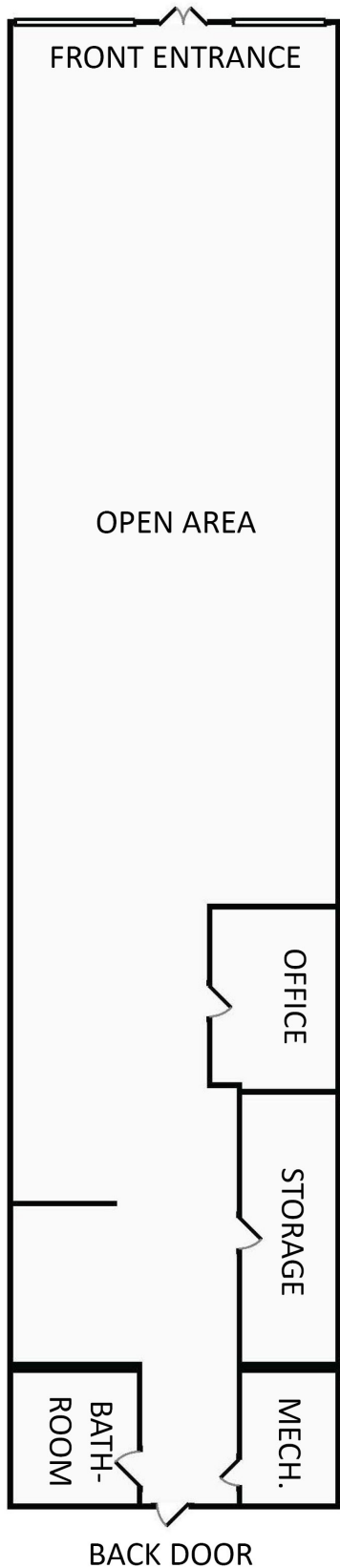


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BUILDING INFORMATION

GROSS BLDG AREA: 12,320± SF

AVAILABLE AREA: 1,760± SF

OF FLOORS: 1

CONSTRUCTION: Masonry

ROOF TYPE: T&G, Flat

YEAR BUILT: 1960 & Renovated Recently

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air (new units installed)

HEAT: Gas, Forced Air

SPRINKLERED: Yes

ELECTRIC/POWER: 125 Amps

SITE INFORMATION

SITE AREA: 1.18± Acres

ZONING: CB40 - Commercial Business

PARKING: 5/1,000

SIGNAGE: Building & Pylon

VISIBILITY/FRONTAGE: Excellent, 320'

HWY ACCESS: I-91

TRAFFIC COUNT: 19,800± Vehicles Per Day

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

EXPENSES

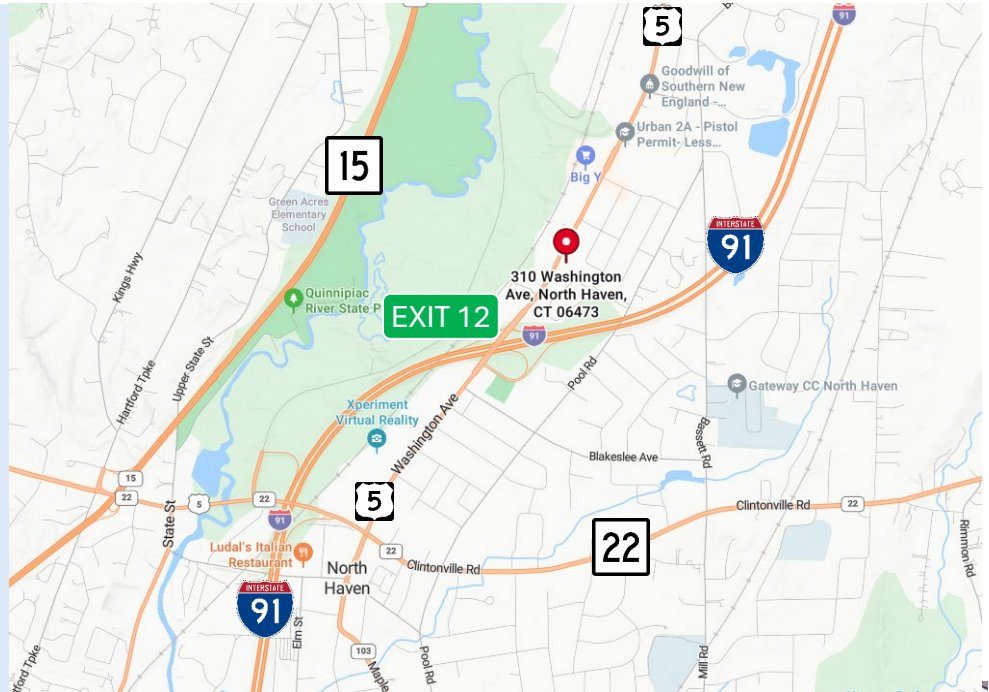
RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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