



**167** COMMERCE STREET  
EAST HAVEN, CT  
06512

## 14,000 SF Industrial Building on 1.35 Acres for Lease at \$10/SF Gross + Utilities & Ground Maintenance

Angel Commercial, LLC is pleased to present an excellent leasing opportunity at **167 Commerce Street in East Haven, Connecticut**. This versatile 14,000 SF industrial building, set on 1.35 acres, is available for lease at \$10/SF Gross + Utilities & Ground Maintenance. Ideal for businesses seeking adaptable and well-located space, this property is zoned for light industrial use, making it perfect for manufacturing, distribution, or warehousing operations.

### Property Features:

- **Building Specifications:** Constructed in 1985, the building features durable concrete block I-beam construction and a sturdy metal roof, ensuring long-term reliability and adaptability for various industrial needs. The building includes an 11,700 SF warehouse area and a 2,300 SF office area, both thoughtfully designed to meet operational demands.
- **Warehouse Amenities:** The warehouse is well-equipped with functional amenities, including paddle fans, LED lighting, gas-hung heating units, a 5-ton crane system, miscellaneous racking, exhaust fans, and compressed air lines (compressor not included). Loading is made efficient with two 8' W x 10' H loading docks (one with a leveler) and a 12' W x 14' H drive-in door, providing flexible loading capabilities. Ceiling heights are 12.5' in the low bay area and 23' in the high bay portion.
- **Office Space:** The office area is designed for comfort and productivity, featuring central air conditioning, three private offices, a conference room, a kitchenette/breakroom, and two restrooms.
- **Parking:** The property offers ample parking with 20 spaces, providing convenience for both employees and visitors.

### Strategic Location

167 Commerce Street is situated in a bustling industrial park near Tweed New Haven Airport and the Port of New Haven, making it an ideal location for logistics and transportation. Its proximity to major transportation routes further enhances accessibility—the property is just 1.5 miles from I-95 (Exit 51) and Tweed New Haven Airport, 3 miles from the New Haven Train Station, and 5 miles from I-91. This prime location ensures seamless local and regional connectivity, making it ideal for businesses that require efficient transportation and distribution.

This industrial space offers flexibility, convenience, and a strategic location—an excellent opportunity for businesses seeking an optimal leasing solution in East Haven. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*

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## Financial Information

**Lease Rate:** \$10/SF Gross + Utilities & Ground Maintenance

## The Site

**Space Available:** 14,000 SF  
**Building Type:** Industrial  
**Building Size:** 14,000 SF  
**Land:** 1.35 Acres  
**Zoning:** Light Industrial, LI-2 District  
**Year Built:** 1985  
**Construction:** Steel I-Beam  
**Stories:** One  
**Tenancy:** Single

## Features

**Parking:** 20 Surface Spaces  
**Loading:** Two 8' W x 10' H Loading Docks (One with Leveler), 12' W x 14' H Drive-In Door  
**Ceiling Height:** 12.5' (Low Bay) to 23' (High Bay)  
**Column Spacing:** 20'  
**Amenities:** Paddle Fans, LED Lighting, Gas Hung Heating Units, 5-Ton Crane System, Miscellaneous Racking System, Exhaust Fans, Compressed Air Lines (Compressor Not Included)

## Utilities

**Water/Sewer:** City/City  
**Heating:** Gas  
**A/C:** Central A/C (Office Only)  
**Power:** 800 Amps, 480 Volts

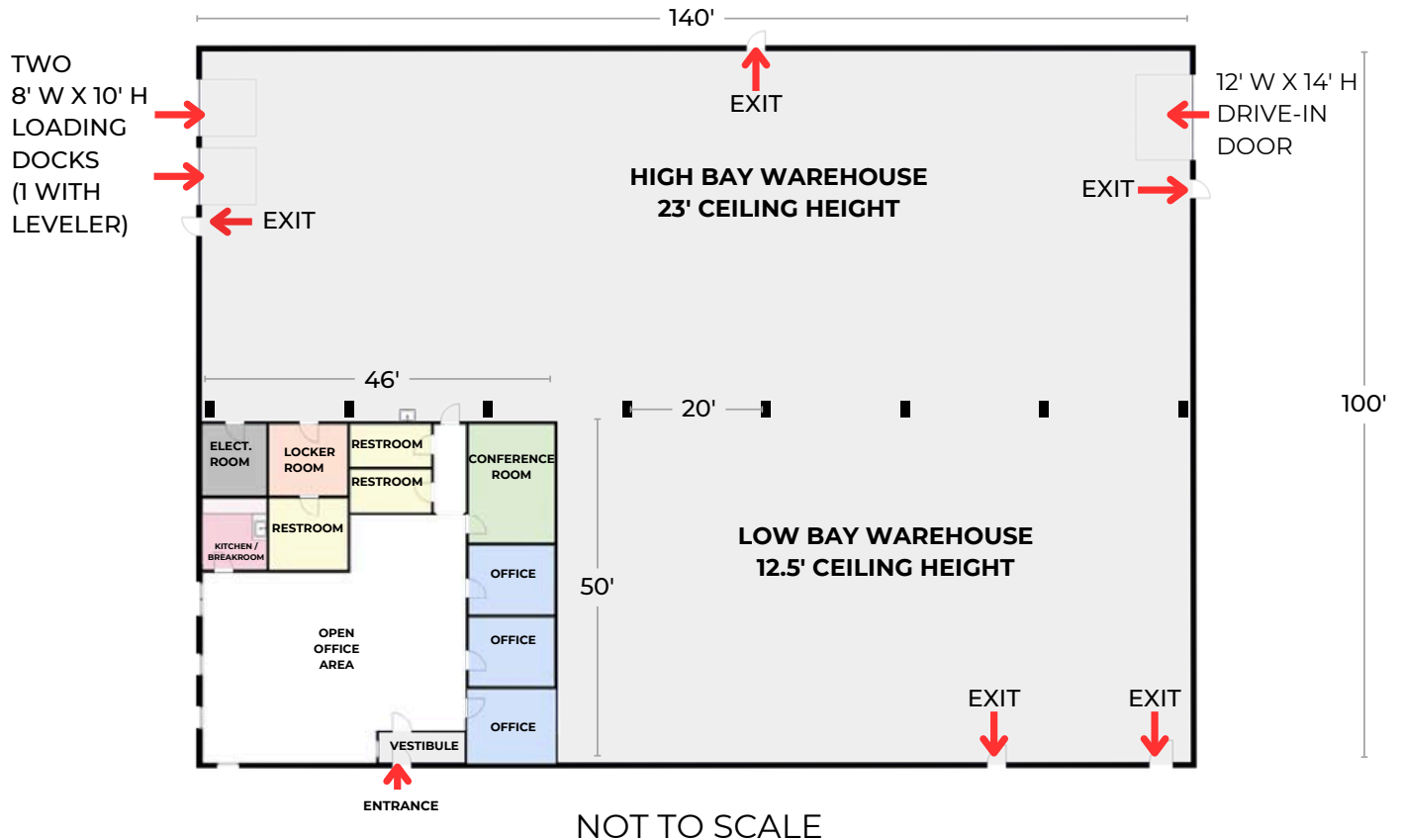


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## FLOOR PLAN: 14,000 SF



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