



Ranked in Top 10
Commercial Firms



FOR SALE

70 & 80 Stoddard Ave, North Haven, CT 06473
109,564± SF INDUSTRIAL BUILDING ON 5.6± ACRES

SALE PRICE: \$5,500,000

HIGHLIGHTS

- 109,564± SF Industrial Building
- Located on 5.6± Acres
- 3,480± Office Space with A/C
- 2,000amp Heavy Power
- 3 Loading Docks
- 2 Drive-in Overhead Doors
- LED Lighting
- Great Access to I-91



CONTACT

Sam Crampton

203-343-8426

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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



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BUILDING INFORMATION

GROSS BLDG AREA: 109,564± SF
AVAILABLE AREA: 109,564± SF
OF FLOORSE: 1-Story
LOADING DOCKS: 4, 1 Rubbish
DRIVE-IN DOORS: 2
CLEAR HEIGHT: 14'
COLUMN SPACING: 40'x23'
CONSTRUCTION: Masonry
ROOF TYPE: T&G
YEAR BUILT: 1964

MECHANICAL EQUIPMENT

AIR CONDITIONING: In Office Area
HEAT: Gas & Oil, Forced Air
SPRINKLERED: None, Fire Alarm System
ELECTRIC/POWER: 2000 amp
LIGHTING: LED

SITE INFORMATION

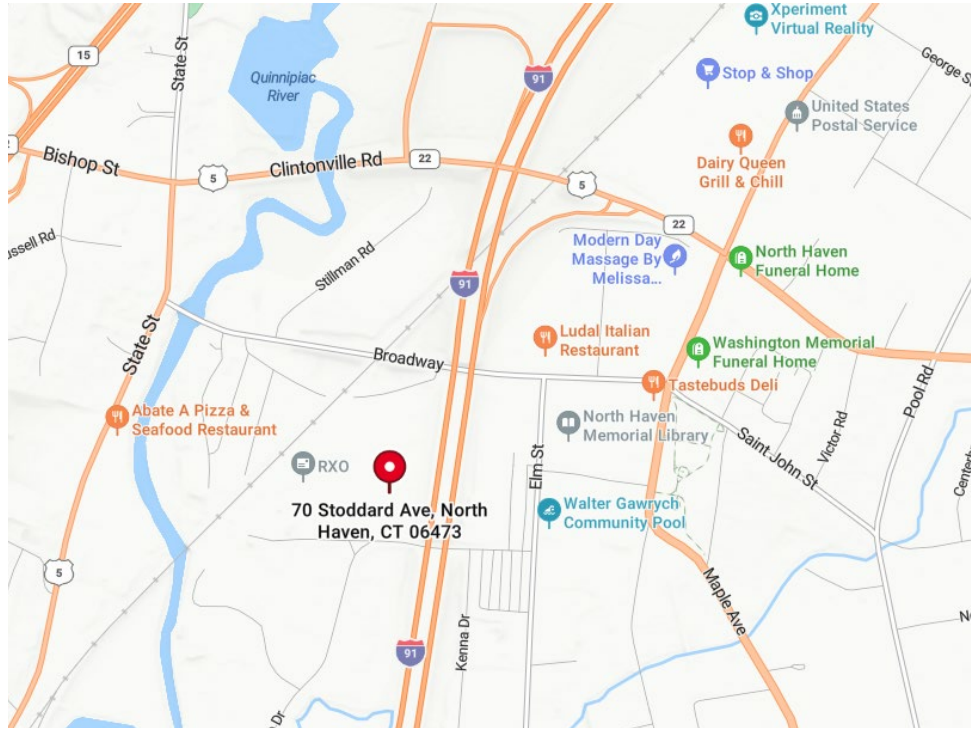
SITE AREA: 5.6± Acres
ZONING: IL30
PARKING: Open Parking
SIGNAGE: On Building
VISIBILITY/FRONTAGE: 623.81'
HWY ACCESS: I-91

UTILITIES

SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$3,162,110
MILL RATE: 29.4
TAXES: \$93,155.73



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