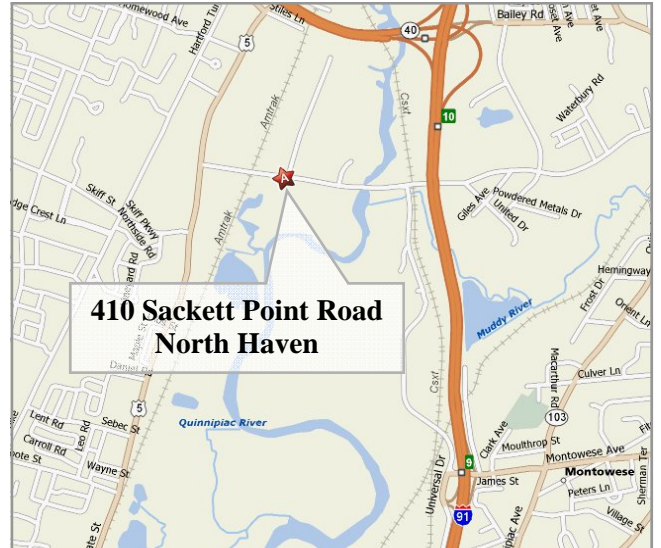


FOR LEASE - Lab / Office / Industrial

410 Sackett Point Road • North Haven, CT



PHOENIX RESEARCH PARK



State Street (North Haven) to Sackett Point Road

<u>Buildings</u>	5 Buildings
Total Building	104,000 SF
Stories	1
Available SF	73,800 SF
35,500 SF	Warehouse / Flex / Mfg.
38,300 SF	Lab / Mixed Office
Minimum	2,500 SF
Ceiling Height	12' to 20' (varies)
Construction	Masonry
Year Built	1975
Overhead Doors	3
Drive-in Doors	2
Docks	1
<u>Mechanicals</u>	
Type of Heat	Gas
Sprinklered	Yes
Electric Service	Heavy Power Available / 3 Phase

<u>Site</u>	
Acres	14
Zoning	IG-80
Parking	Open
Highway Access	I-91, Exits 9 or 10 and Wilbur Cross Parkway
<u>Utilities</u>	City water and sewers / Gas

<u>Assessment</u>	
Total Assessment	\$2,232,160
Taxes	\$52,456
Assessment Year	2007
Mill Rate	23.50

Lease Rates
\$5.00/SF NNN Warehouse Space
Lab Space from \$8.50/SF NNN

Remarks: AVAILABLE SPACE - 35,500 SF of warehouse / flex / manufacturing and 38,300 SF of lab / mixed office. Convenient to I-91, Exit 10 and Wilbur Cross Parkway (8 miles from New Haven and Yale University). Wet laboratory space available, heavy power and rail access possible.

For additional information contact:

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