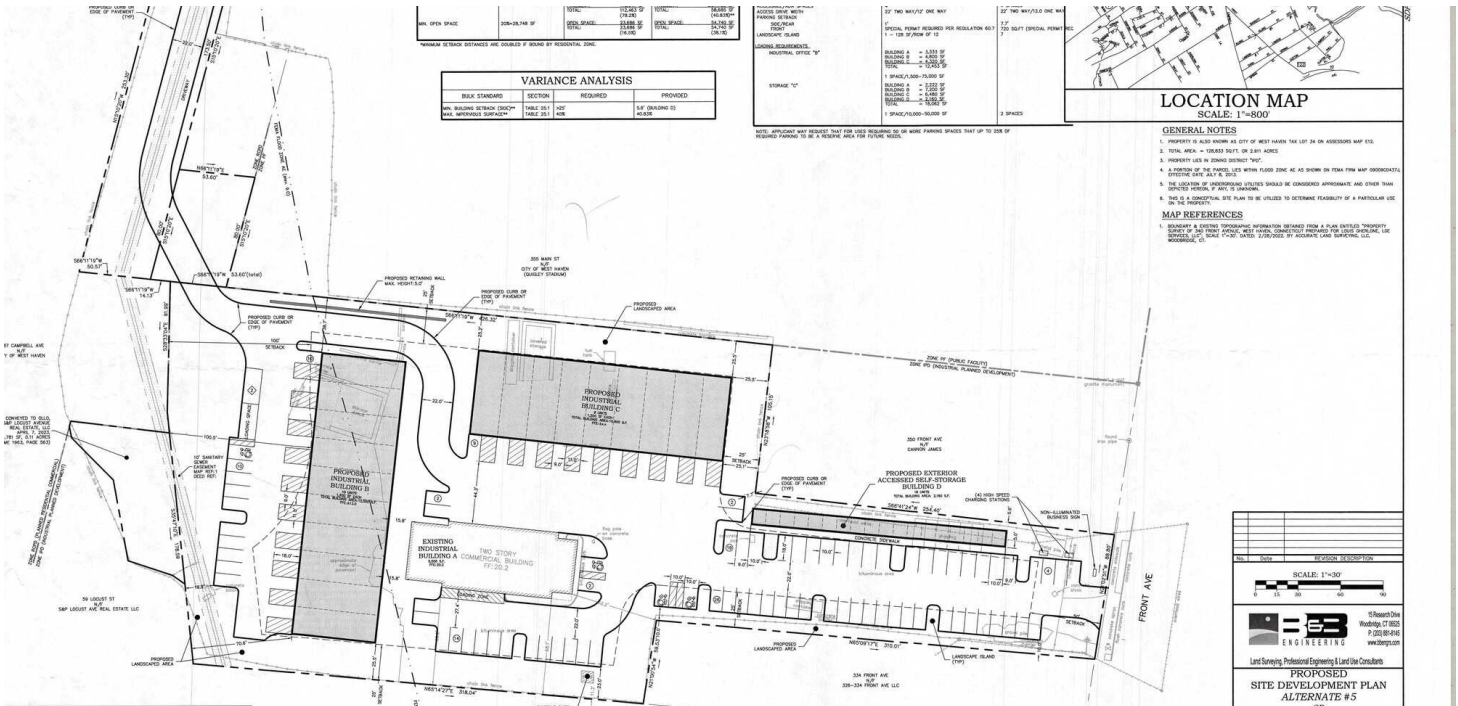


# SALE

**340 FRONT AVE**  
340 Front Ave West Haven, CT 06516



## PROPERTY DESCRIPTION

Excellent Development Opportunity in West Haven! Situated on 3.01 acres, this property offers a 5,500 SF warehouse/office with an approved site plan for industrial, warehouse, or flex use, plus APPROVED for two additional high-bay buildings (12,000 SF and 10,800 SF). A conceptual plan also allows for a 17-unit self-storage facility and covered RV storage for 30+ vehicles. Seller can build to suit. ALSO OFFERING LEASED SPACE AT \$17/SF modified gross. Just one block from the University of New Haven and close to I-95, the West Haven Train Station, Yale West Campus, and the Port of New Haven, the site provides front and rear access, excellent visibility, and strong investment potential in a growing commercial corridor.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	\$1,900,000
Number of Units:	2
Lot Size:	130,114 SF
Building Size:	5,796 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	356	1,197	6,010
Total Population	1,586	5,032	19,547
Average HH Income	\$128,973	\$127,114	\$93,039

**Tom Cavaliere**  
(203) 907-7800

**Nick Mastrangelo**  
(203) 641-2100

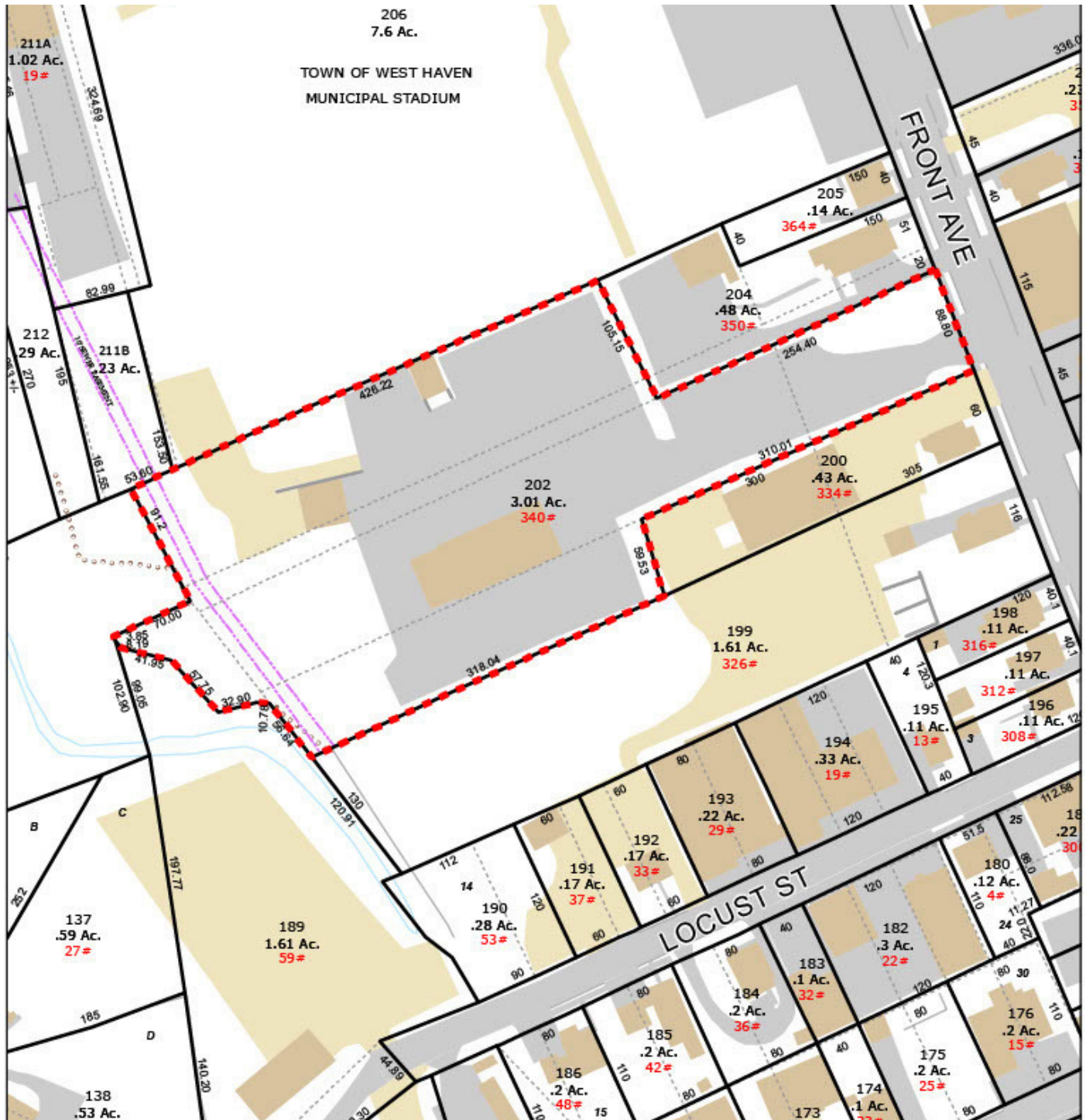


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

# 340 FRONT AVE

340 Front Ave West Haven, CT 06516



**Tom Cavaliere**  
(203) 907-7800

**Nick Mastrangelo**  
(203) 641-2100



**COLDWELL BANKER  
COMMERCIAL**  

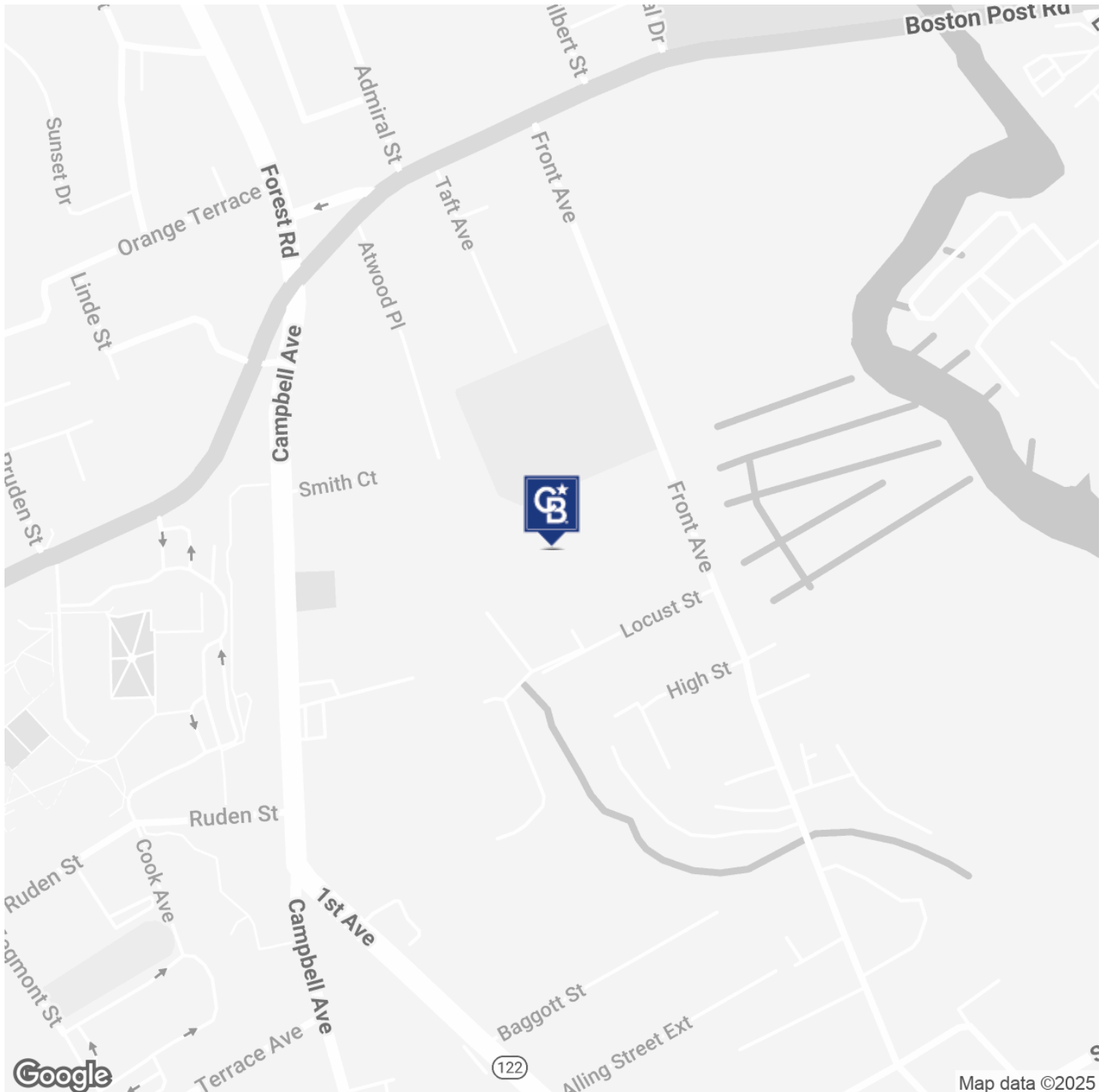
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**REALTY**

# SALE

## 340 FRONT AVE

340 Front Ave West Haven, CT 06516



**Tom Cavaliere**  
(203) 907-7800

**Nick Mastrangelo**  
(203) 641-2100



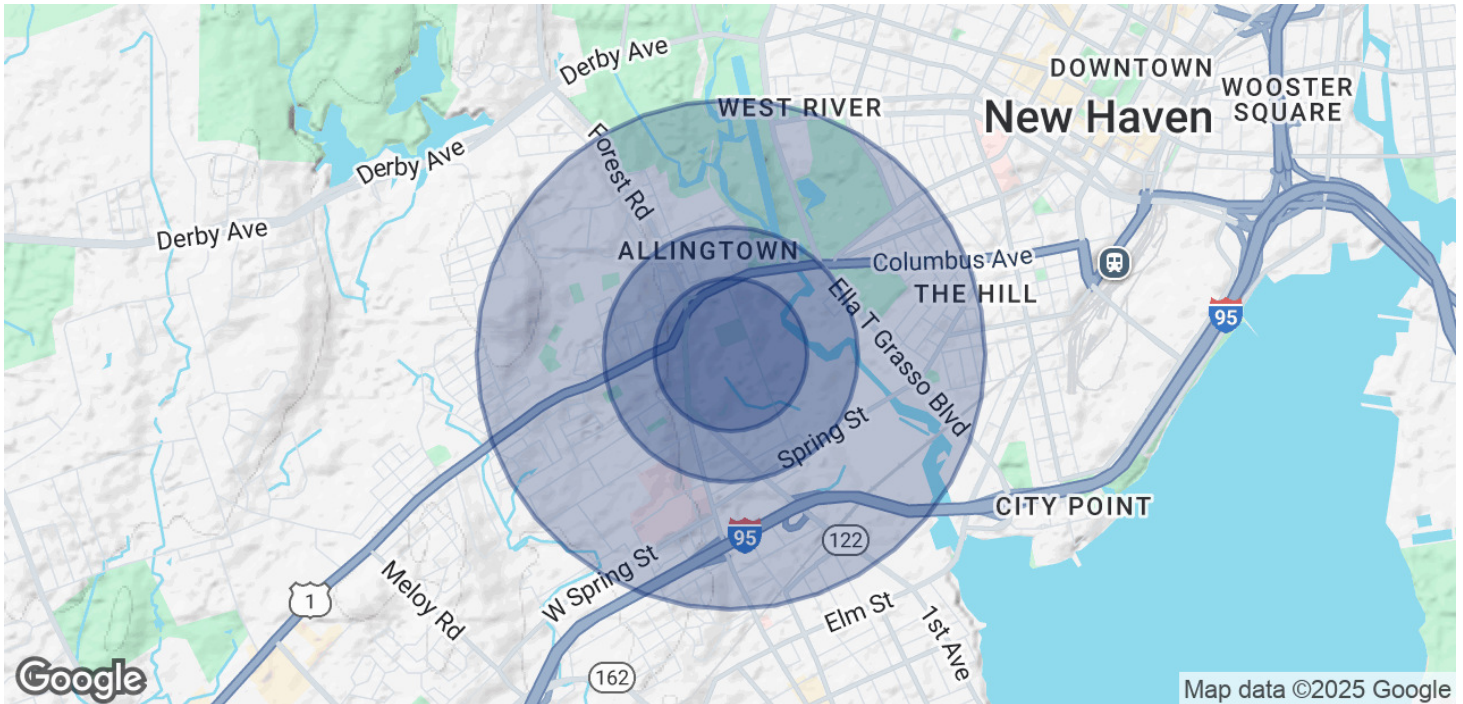
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# SALE

## 340 FRONT AVE

340 Front Ave West Haven, CT 06516



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,586	5,032	19,547
Average Age	32	32	35
Average Age (Male)	32	32	34
Average Age (Female)	32	32	35

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	356	1,197	6,010
# of Persons per HH	4.5	4.2	3.3
Average HH Income	\$128,973	\$127,114	\$93,039
Average House Value	\$229,692	\$223,743	\$239,612

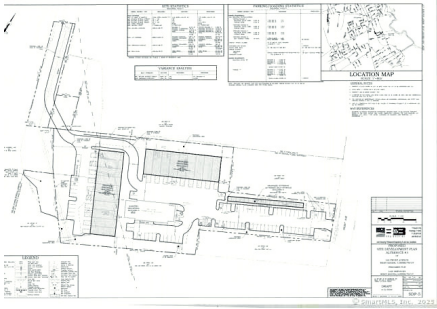
Demographics data derived from AlphaMap

**Tom Cavaliere**  
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**Nick Mastrangelo**  
(203) 641-2100



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



Active

Industrial, Investment, Office

Commercial For Sale

DOM / CDOM:1 / 1

Listing ID :24131143

County:New Haven

Parcel Number:1432532

Neighborhood:N/A

Complex Name:

Is also for Sale/Lease:/

Overview

Excellent Development Opportunity in West Haven! Situated on 3.01 acres, this property offers a 5,500 SF warehouse/office with an approved site plan for industrial, warehouse, or flex use, plus APPROVED for two additional high-bay buildings (12,000 SF and 10,800 SF). A conceptual plan also allows for a 17-unit self-storage facility and covered RV storage for 30+ vehicles. Seller can build to suit. ALSO OFFERING LEASED SPACE AT \$17/SF modified gross. Just one block from the University of New Haven and close to I-95, the West Haven Train Station, Yale West Campus, and the Port of New Haven, the site provides front and rear access, excellent visibility, and strong investment potential in a growing commercial corridor.

Structural/Parking Information

Year Built:	1962	Construction:	Masonry
Number of Stories:		Roof:	Asphalt Shingle
Number of Units:	2	Foundation:	Slab
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	5,796/Public Records	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	1064
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	4732
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional Space Available YN:	

Building Information

Present Use:		Tax Year:	July 2025-June 2026
Potential Use:		Taxes:	\$12,196
Business Included:		Tax District Amount:	
Assessment:	\$	Gross Annual Income:	
Mil Rate:	34.01	Gross Annual Expense:	
		Net Operating Income:	

)

Units

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
Industrial							
Office							

Utility Information

Heat Type/Fuel:	Radiant/Oil	Available Utilities:	Electric, Gas
Cooling:	None	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Public Water Connected	Electric Phases:	
Sewage System:	Public Sewer Connected	# of Electrical Services:	
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	3.01
Zoning:	IPD
Location:	Urban
Road Frontage Description:	Municipal Street
Road Frontage Feet Approx:	

Walk Score® : 47 Car-Dependent - Most errands require a car

Listing Information

Directions:	Rt 1 to Front Ave
Sign:	No

Lot Description:	Level Lot
In Flood Zone:	No
Elevation Certificate:	
Available Documents:	None
Traffic Count:	

Acceptable Financing:	
Date Available:	Negot
Potential Short Sale / Comments:	No /
The following items are not included in this sale:	

Property Management

Property Management Type:	
Property Management Company:	
Property Management Company Phone:	

Property Manager:	
Property Manager Phone/Email:	/

Marketing History

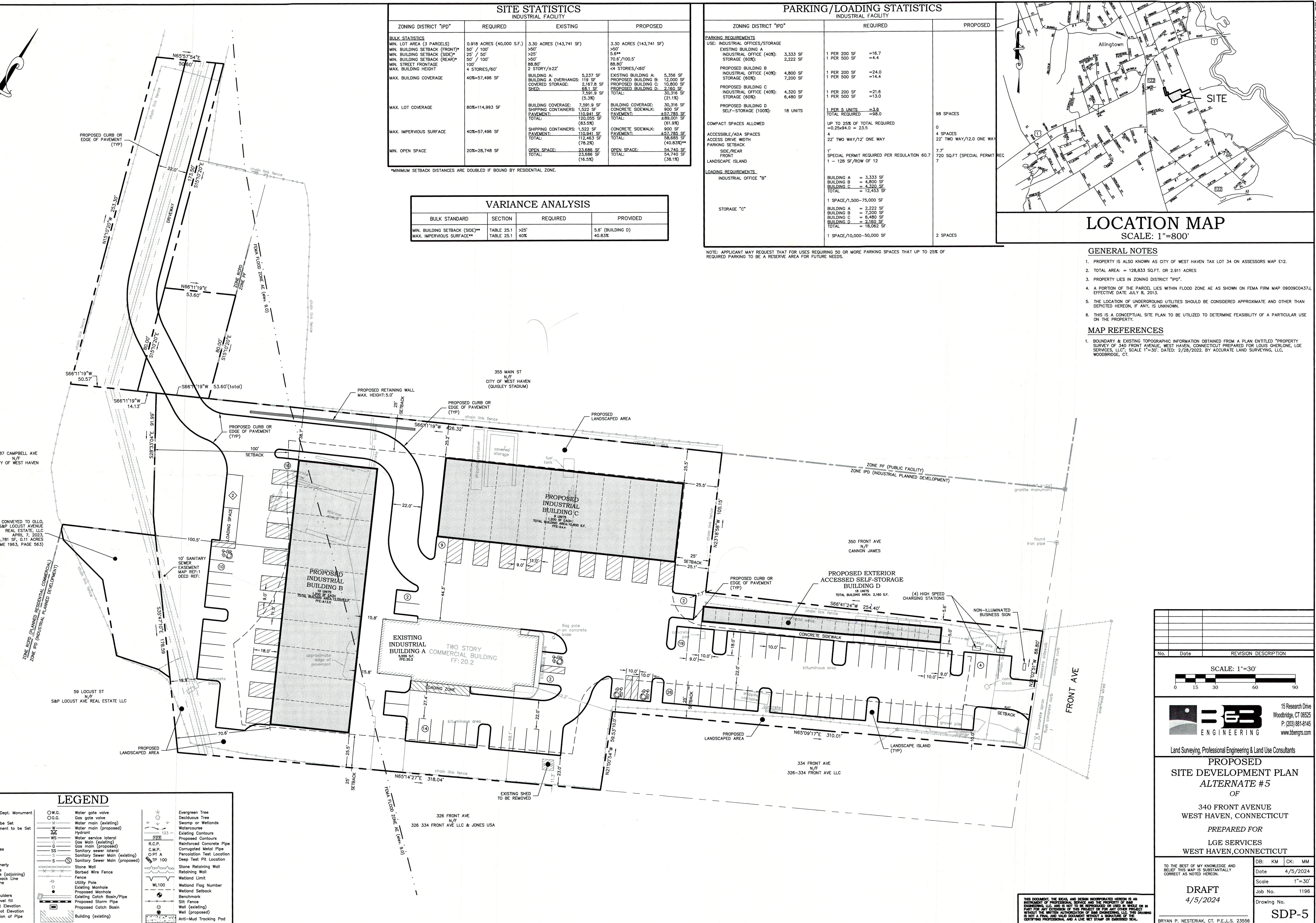
List Price:	\$1,900,000
Previous List Price:	\$1,900,000
Original List Price:	\$1,900,000
Price Last Updated:	
List Price as % of Assessed Value:	530%

Entered in MLS:	10/15/2025
Listing Contract Date:	10/15/2025
Listing Last Updated:	10/15/2025
Sale Financing:	

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Prepared By: Tom Cavaliere Lic.:#-REB.0110396 | Coldwell Banker Realty | Office: (203) 795-6000 | 10/16/2025 11:54 AM





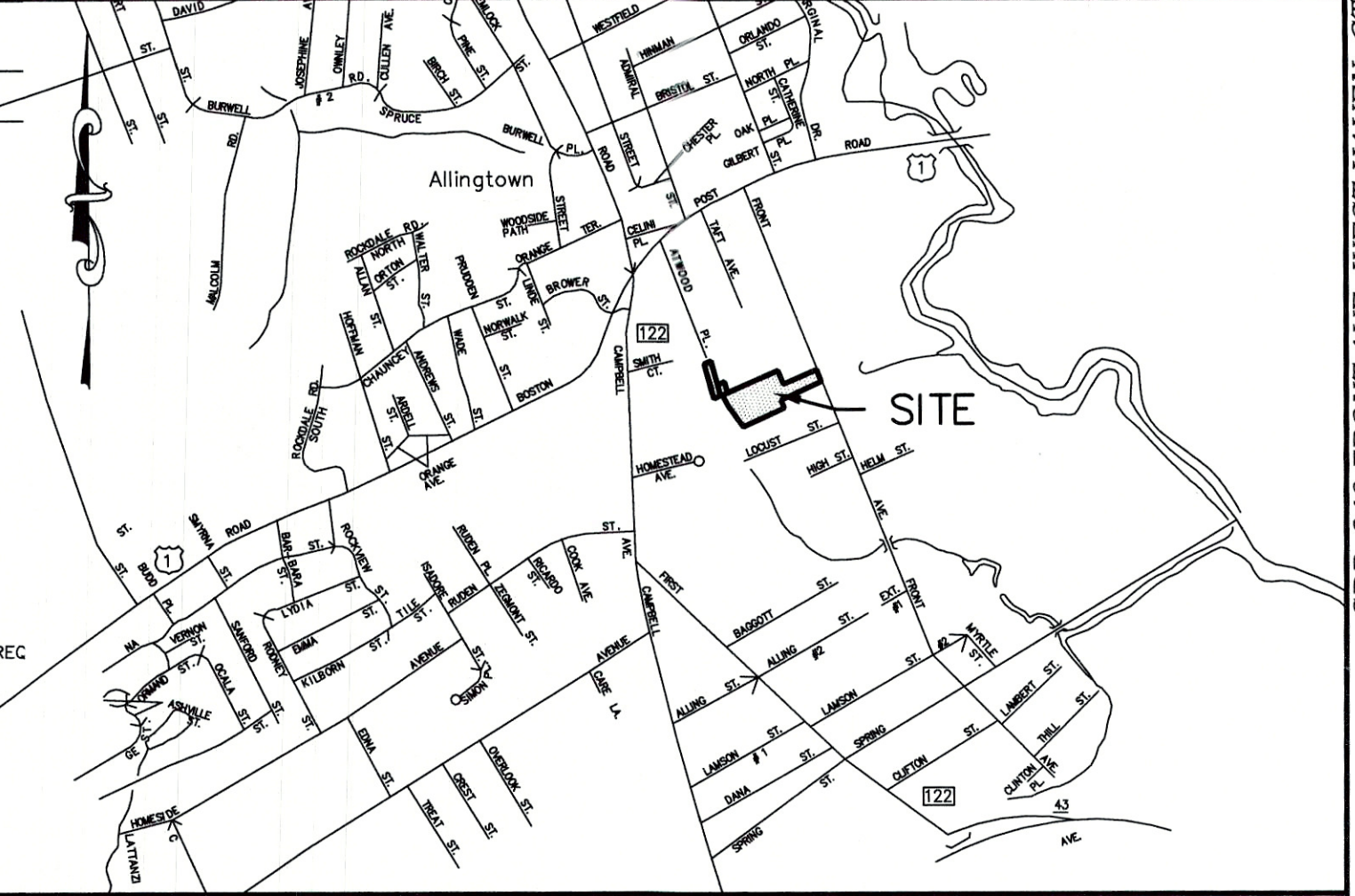
SITE STATISTICS			
INDUSTRIAL FACILITY			
ZONING DISTRICT "IPD"	REQUIRED	EXISTING	PROPOSED
<b>BULK STATISTICS</b>			
MIN. LOT AREA (3 PARCELS)	0.918 ACRES (40,000 S.F.)	3.30 ACRES (143,741 SF)	3.30 ACRES (143,741 SF)
MIN. BUILDING SETBACK (FRONT)*	50' / 100'	>50'	>50'
MIN. BUILDING SETBACK (SIDE)*	25' / 50'	>25'	>25'
MIN. BUILDING SETBACK (REAR)*	50' / 100'	>50'	>50'
MIN. STREET FRONTAGE	100'	88.80'	88.80'
MAX. BUILDING HEIGHT	4 STORIES/60'	2 STORY/±22'	4 STORIES/±60'
MAX. BUILDING COVERAGE	40%=57,496 SF	BUILDING A: 5,237 SF BUILDING A OVERHANGS: 2,167.8 SF COVERED STORAGE: 68.1 SF TOTAL: 7,591.9 SF (5.3%)	EXISTING BUILDING A: 5,356 SF PROPOSED BUILDING B: 12,000 SF PROPOSED BUILDING C: 10,800 SF PROPOSED BUILDING D: 2,160 SF TOTAL: 30,316 SF (21.1%)
MAX. LOT COVERAGE	80%=114,993 SF	BUILDING COVERAGE: 7,591.9 SF SHIPPING CONTAINERS: 1,522 SF PAVEMENT: 110,941 SF TOTAL: 120,055 SF (83.5%)	BUILDING COVERAGE: 30,316 SF CONCRETE SIDEWALK: 900 SF PAVEMENT: 8,577.88 SF TOTAL: 39,794 SF (27.6%)
MAX. IMPERVIOUS SURFACE	40%=57,496 SF	SHIPPING CONTAINERS: 1,522 SF PAVEMENT: 110,941 SF TOTAL: 112,463 SF (78.2%)	CONCRETE SIDEWALK: 900 SF PAVEMENT: 8,577.88 SF TOTAL: 9,477.88 SF (6.6%)
MIN. OPEN SPACE	20%=28,748 SF	OPEN SPACE: 23,686 SF TOTAL: 23,686 SF (16.5%)	OPEN SPACE: 54,740 SF TOTAL: 54,740 SF (38.1%)

\*MINIMUM SETBACK DISTANCES ARE DOUBLED IF BOUND BY RESIDENTIAL ZONE.

VARIANCE ANALYSIS			
BULK STANDARD	SECTION	REQUIRED	PROVIDED
MIN. BUILDING SETBACK (SIDE)**	TABLE 25.1	>25'	5.6' (BUILDING D)
MAX. IMPERVIOUS SURFACE**	TABLE 25.1	40%	40.83%

PARKING/LOADING STATISTICS		
INDUSTRIAL FACILITY		
ZONING DISTRICT "IPD"	REQUIRED	PROPOSED
<b>PARKING REQUIREMENTS</b>		
USE: INDUSTRIAL OFFICES/STORAGE		
EXISTING BUILDING A		
INDUSTRIAL OFFICE (40%)	3,333 SF	1 PER 200 SF =16.7
STORAGE (60%)	2,222 SF	1 PER 500 SF =4.4
PROPOSED BUILDING B		
INDUSTRIAL OFFICE (40%)	4,800 SF	1 PER 200 SF =24.0
STORAGE (60%)	7,200 SF	1 PER 500 SF =14.4
PROPOSED BUILDING C		
INDUSTRIAL OFFICE (40%)	4,320 SF	1 PER 200 SF =21.6
STORAGE (60%)	6,480 SF	1 PER 500 SF =12.9
PROPOSED BUILDING D		
SELF-STORAGE (100%)	18 UNITS	1 PER 5 UNITS =3.6
COMPACT SPACES ALLOWED		
ACCESSIBLE/ADA SPACES	UP TO 25% OF TOTAL REQUIRED	TOTAL REQUIRED =96.0
ACCESS DRIVE WIDTH	=0.25x94.0 = 23.5	
PARKING SETBACK	22' TWO WAY/12' ONE WAY	
SIDE/REAR FRONT	1'	
LANDSCAPE ISLAND	SPECIAL PERMIT REQUIRED PER REGULATION 60.7	
LANDSCAPE ISLAND	1 - 128 SF/ROW OF 12	98 SPACES
LOADING REQUIREMENTS		
INDUSTRIAL OFFICE "B"		
STORAGE "C"		
	BUILDING A = 3,333 SF BUILDING B = 4,800 SF BUILDING C = 4,320 SF TOTAL = 12,453 SF	
	1 SPACE/1,500-75,000 SF BUILDING A = 2,222 SF BUILDING B = 7,200 SF BUILDING C = 6,480 SF BUILDING D = 2,160 SF TOTAL = 18,062 SF	2 SPACES
	1 SPACE/10,000-50,000 SF	

NOTE: APPLICANT MAY REQUEST THAT FOR USES REQUIRING 50 OR MORE PARKING SPACES THAT UP TO 25% OF REQUIRED PARKING TO BE A RESERVE AREA FOR FUTURE NEEDS.



LOCATION MAP  
SCALE: 1"=800'

GENERAL NOTES

- PROPERTY IS ALSO KNOWN AS CITY OF WEST HAVEN TAX LOT 34 ON ASSESSORS MAP E12.
- TOTAL AREA = 128,833 SQ.FT. OR 2.911 ACRES
- PROPERTY LIES IN ZONING DISTRICT "IPD".
- A PORTION OF THE PARCEL LIES WITHIN FLOOD ZONE AE AS SHOWN ON FEMA FIRM MAP 08008C0437J, EFFECTIVE DATE JULY 8, 2013.
- THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
- THIS IS A CONCEPTUAL SITE PLAN TO BE UTILIZED TO DETERMINE FEASIBILITY OF A PARTICULAR USE ON THE PROPERTY.

MAP REFERENCES

- BOUNDARY & EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN ENTITLED "PROPERTY SURVEY OF 340 FRONT AVENUE, WEST HAVEN, CONNECTICUT PREPARED FOR LOUIS GHERLONE, LGE SERVICES, LLC", SCALE 1"=30'. DATED: 2/28/2022. BY ACCURATE LAND SURVEYING, LLC, WOODBRIDGE, CT.

No.

Date

REVISION DESCRIPTION

SCALE: 1"=30'

0 15 30 60 90

ENGINEERING

15 Research Drive  
Woodbridge, CT 06525  
P: (203) 881-8145  
www.bbengs.com

Land Surveying, Professional Engineering & Land Use Consultants

PROPOSED  
SITE DEVELOPMENT PLAN  
ALTERNATE #5  
OF  
340 FRONT AVENUE  
WEST HAVEN, CONNECTICUT  
PREPARED FOR  
LGE SERVICES  
WEST HAVEN, CONNECTICUT

TO THE BEST OF MY KNOWLEDGE AND  
BELIEF THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.

DRAFT  
4/5/2024

DB: KM CK: MM  
Date 4/5/2024  
Scale 1"=30'  
Job No. 1196  
Drawing No. SDP-5

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