



Ranked in Top 8
Commercial Real Estate Firms in U.S.

FOR LEASE

78 REBESCHI DRIVE, NORTH HAVEN, CT 06473

15,000± SF INDUSTRIAL WAREHOUSE | OUTDOOR STORAGE AVAILABLE

LEASE RATE \$6.75/SF NNN | OUTDOOR STORAGE LEASE RATE: \$1.25/SF NNN

HIGHLIGHTS

- 15,000± SF Industrial Warehouse space for Lease
- Outdoor Storage Available
- 5 Loading Docks with Levelers
- 3 Drive-in Doors
- 21.5' Ceiling Heights
- Convenient Access to Highways

CONTACT

Sam Crampton

Cell: 203-343-8426

Office: 203-643-1021

Email: scrampton@orlcommercial.com



Outline – 78 Rebesch Drive parcel



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | ☎ (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.



FOR LEASE

INDUSTRIAL WAREHOUSE and OUTDOOR STORAGE

15,000± SF LEASE RATE: \$6.75/SF NNN

OUTDOOR STORAGE LEASE RATE: \$1.25/SF NNN

78 Rebesch Drive, North Haven, CT 06473

BUILDING INFORMATION

GROSS BLDG AREA: 59,896± SF

AVAILABLE AREA: 15,000± SF Industrial Space
2± Acres – Outdoor Storage

WILL SUBDIVIDE TO: 15,000± SF

OF FLOORS: 1

LOADING DOCKS: 5 (8X10) with Levelers

DRIVE-IN DOORS: 3 (16w X 18h)

CLEAR HEIGHT: 21.5± Feet

COLUMN SPACING: 45' X 21'

CONSTRUCTION: Steel

ROOF TYPE: T&G Rubber

YEAR BUILT: 1989

MECHANICAL EQUIPMENT

HEAT/AIR CONDITIONING: Gas/Warm Air

A/C in Office only

SPRINKLERED: Yes, Wet

ELECTRIC/POWER: 400amp / 208Y/120v 3 Ph

SITE INFORMATION

SITE AREA: 10.92± Acres

ZONING: IL30

PARKING: 2/1,000, Open

SIGNAGE: Building

FRONTAGE: 350 Feet

HWY ACCESS: I-91 Exit 9

UTILITIES

SEWER/WATER: Public Connected

GAS: Public Connected

TAXES

ASSESSMENT: \$4,054,120 (Bldgs 78-98)

MILL RATE: 29.46 (2025)

TAXES: \$59,717.19 (2025)

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

CONTACT

Sam Crampton

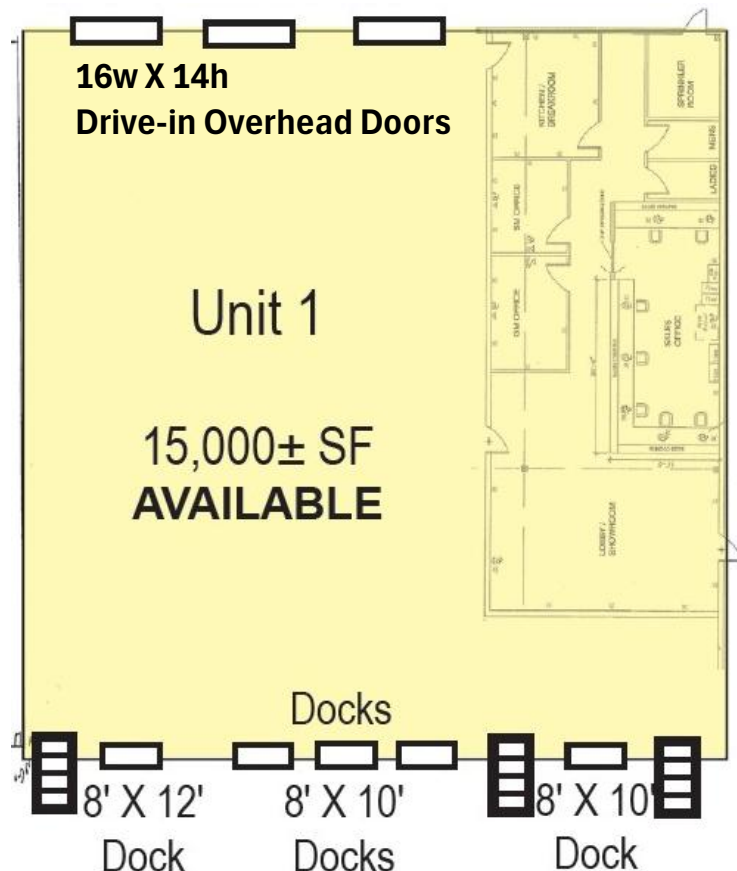
Cell: 203-343-8426

Office: 203-643-1021

Email: scrampton@orlcommercial.com



DIRECTIONS: I-91 to Exit 9 (Montowese Ave) to Route 103 (Quinnipiac Ave) to McDermott Rd to Rebesch Drive. Property at end of road.



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | (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.