

FOR LEASE—IMMEDIATE OCCUPANCY
5,187 S.F. Facility Set on .69 Acres
A Very Unique Building with an
Abundance of Parking



Former Car Dealership
All Licenses In Place

Free Standing
Well Maintained Facility

2259 State Street
Hamden, Connecticut

Stephen Press, SIOR
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OVERVIEW

As the exclusive broker, Press|Cuzzo Commercial is pleased to offer this well-maintained automotive facility, that also offers potential for many other uses.

Offered for Lease at \$10,000/Month NNN

**AUTO SALES
OR
RETAIL / RESTAURANT
OPPORTUNITY**

PROPERTY HIGHLIGHTS

- Showroom/Shop/Well Appointed Office Space
- Heating: Main System Gas Fired, FWA, CA. Gas unit in service area, electric heat pump on mezzanine level
- 400 amp, 3 Phase Electrical Service
- Total Gut Renovation 2022

PROPERTY SUMMARY

- Lot Size: .66 Acre / Building 5,187 SF
- Ceiling Height—Varies 10' to
- Fully Insulated
- Zone: T-4
- Real Estate Taxes: \$19,382



OVERVIEW

Position your business for success at 2259 State Street, a prominently located commercial property offering exceptional visibility, easy access, and strong traffic counts along one of Hamden's major thoroughfares. This versatile space is ideal for retail, office, medical, flex, or service-based businesses seeking a strategic location in a thriving commercial district.

**AUTO SALES
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OPPORTUNITY**

PROPERTY HIGHLIGHTS

- Highly visible frontage on State Street with excellent signage potential
- Flexible floor plan suitable for a variety of business uses
- Ample on-site parking for customers and staff
- Convenient access to I-91, Route 5, and major local connectors
- Surrounded by established businesses, residential neighborhoods, and regional retailers
- Strong area demographics and consistent daily traffic flow

Location Advantages

- Situated in one of Hamden's most active commercial corridors
- Minutes from downtown Hamden and New Haven
- Ideal for businesses seeking both accessibility and exposure

Availability

- Square Footage: (Insert SF)
- Zoning: T4 – Broad Commercial Zone

AUTO DEALERSHIP BUSINESS

Detailed Information for Continued Automotive Sales

**AUTO SALES
OR
RETAIL / RESTAURANT
OPPORTUNITY**

Facility:

75 car lot capacity, 6 car showroom, 2 bay service area.

High traffic exposure, 255 road frontage on Rt 5 in Hamden Ct.

Furniture, computers, shop equipment, very high tech lot and building security system, all business licenses etc.

Reputable history with several valuable 3rd party vendor relationships in place. Potential to purchase the stock in the S corporation and be in business the next day!

Financing:

Seller financing or other seller participation possible.

Support & Training:

Seller will consider assisting with transition.

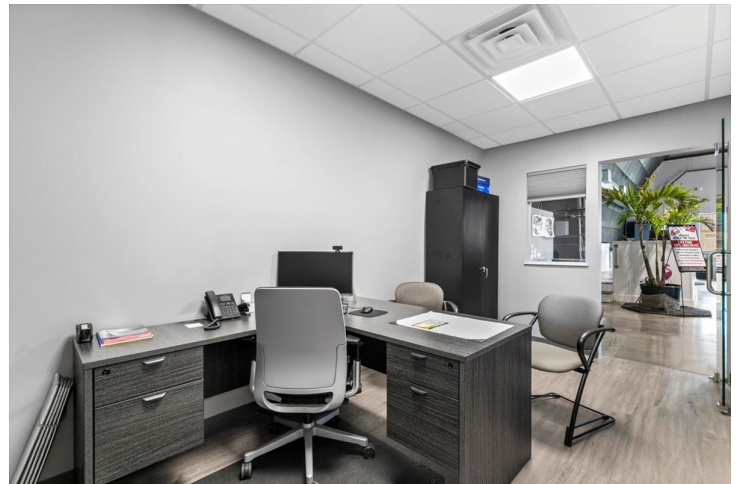
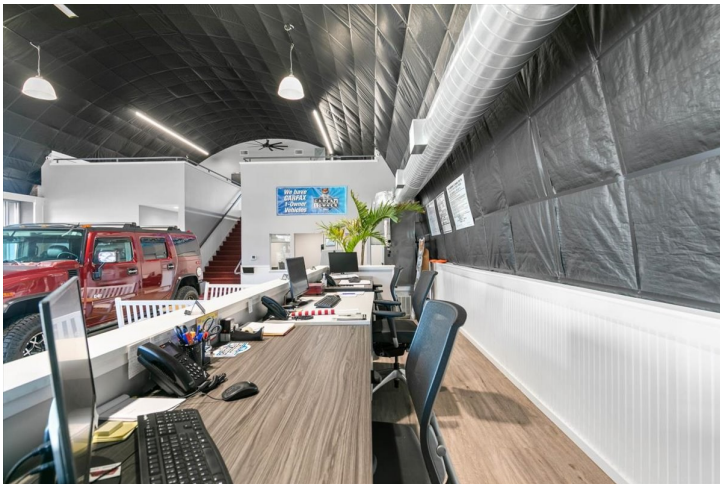


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INTERIOR PHOTOS

AUTO SALES OR
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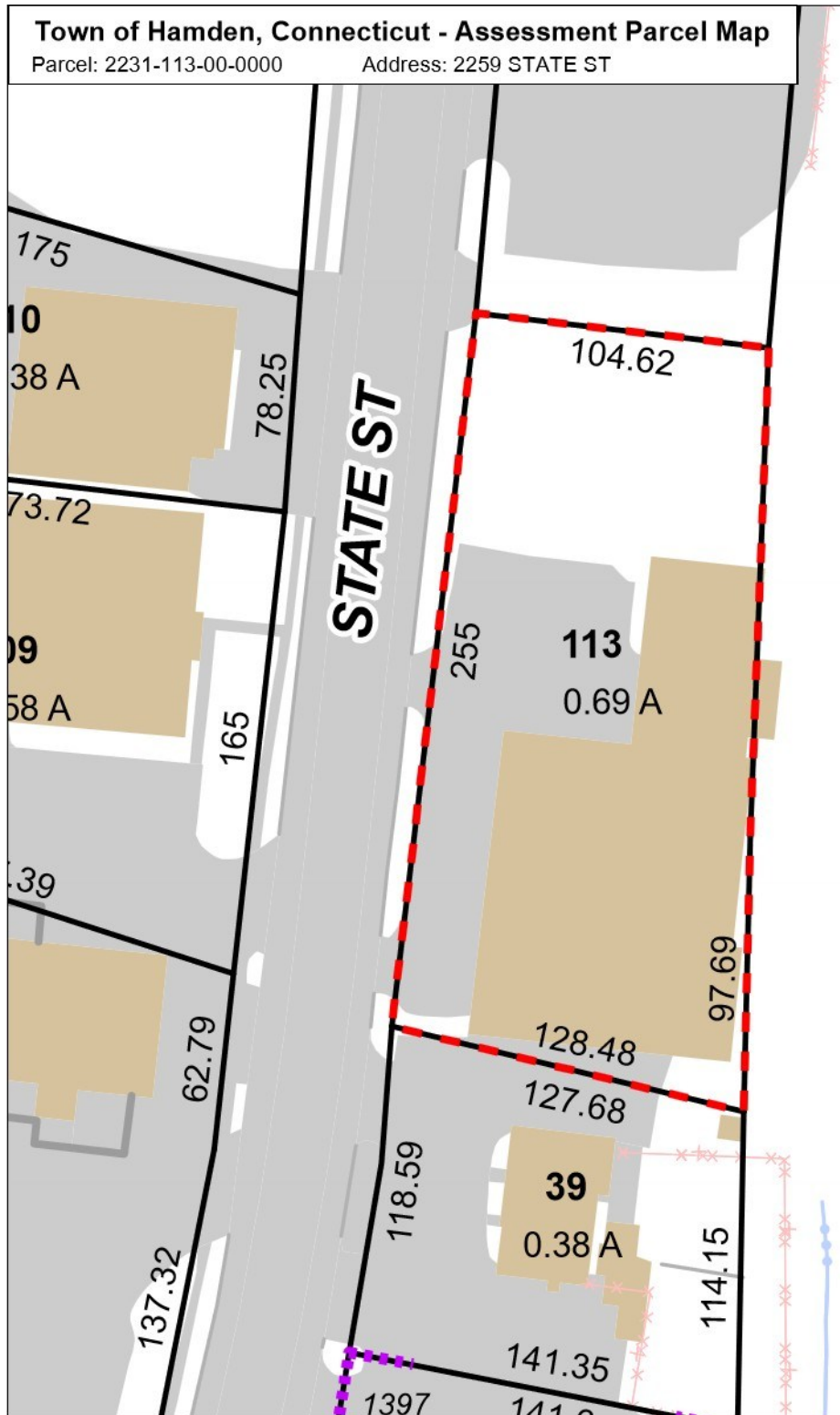
INTERIOR PHOTOS

AUTO SALES
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ASSESSOR'S MAP

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EXCLUSIVE BROKER

**Delivering Results
For Over
40 Years!**



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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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