

**For Sale—Sale Leaseback
Or Partial Leaseback
32,643 sf Industrial Building**



Fair Haven Heights

**Free Standing
Well Maintained Facility**

**373 Lexington Avenue
New Haven, Connecticut**

Stephen Press, SIOR
203.288.1900 x123
spress@presscuzzo.com

OVERVIEW

As the exclusive broker, Press | Cuzzo Commercial is pleased to offer this well-maintained Industrial facility, that also offers potential for adaptive reuse to residential.

INDUSTRIAL
OPPORTUNITY

Offered For Sale at \$1,995,000

PROPERTY HIGHLIGHTS

- Fully Sprinklered, Wet System
- Heating: Main System, Oil Fired, Gas units in Warehouse
- 400 amp, 3 Phase Electrical Service
- Built in 1919, Very Well Maintained
- Freight Elevator

PROPERTY SUMMARY

- Lot Size: .77 Acre / Building
- Ceiling Height—Varies 10' to 12'
- Masonry Construction
- Zone: RM-1
- Real Estate Taxes: \$37,327 (3 Parcels)

3 Parcels Included

373 Lexington Avenue: .77-acre site improved with a 32,643 sf one to two story masonry factory / warehouse building constructed in 1919, the addition was constructed in the 70's . The 1st floor totals 19,240 SF including the 6,000 sf single story warehouse with overhead doors and dock.

2 Additional Parcels

Lexington Avenue: .09 Acre site—Vacant Land (Potential for Future Parking)

82 East Grand Avenue: .12 Acre site—Vacant land (Potential for Future Parking)



FAIR HAVEN HEIGHTS OVERVIEW

19th Century: Industrialization and Growth

In the 1800s, the area saw significant growth due to industrialization. The construction of railroads and factories in New Haven spurred economic development, leading to an influx of immigrants, particularly Irish, Italian, and Eastern European groups. Many of these immigrants settled in the Fair Haven area, contributing to its diverse population.

Fair Haven Heights itself, however, began to take shape as a more distinct neighborhood toward the late 19th and early 20th centuries, as housing was developed on higher ground, away from the industrial areas closer to the harbor. The area was largely residential, with a mix of single-family homes and multi-family housing, offering a relatively affordable option for working-class families. The neighborhood benefited from its location, offering scenic views and an increased sense of suburban living compared to the industrial heart of the city.

Mid-20th Century: Urbanization and Decline

In the mid-20th century, as New Haven underwent changes in the post-World War II period, Fair Haven Heights, like many urban areas, began to experience challenges. Many of the older industrial jobs declined, leading to economic hardships in some neighborhoods, including Fair Haven Heights. As New Haven's population shifted and many industries moved away, the neighborhood faced issues like housing decline and economic stagnation.

During this time, there were also efforts to improve infrastructure and housing, but these were sometimes met with challenges, including budget constraints and social issues related to poverty.

Late 20th Century to Present: Revitalization and Change

In the late 20th and early 21st centuries, Fair Haven Heights has been a focal point for efforts to revitalize the area. Local organizations, residents, and the city government have worked together to address issues like crime, housing quality, and community engagement. New businesses have opened, and some older buildings have been renovated to improve the quality of life in the neighborhood.

Today, Fair Haven Heights is a vibrant community with a diverse population. It has a mix of residential housing, green spaces, and is home to various cultural events and activities. The neighborhood continues to face challenges related to socio-economic disparities but has also seen improvements in terms of community resources and overall development.

In short, Fair Haven Heights has a history shaped by industrial growth, demographic changes, and ongoing efforts for community development and revitalization. It remains an important part of New Haven's broader urban landscape.

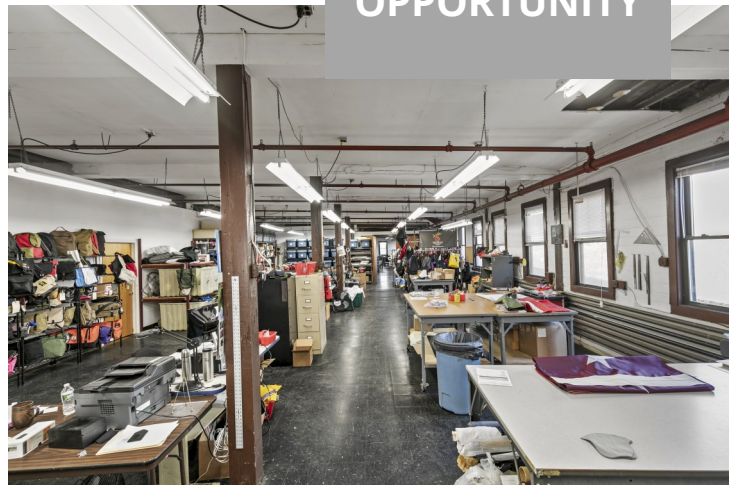


www.presscuozzo.com

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INTERIOR PHOTOS

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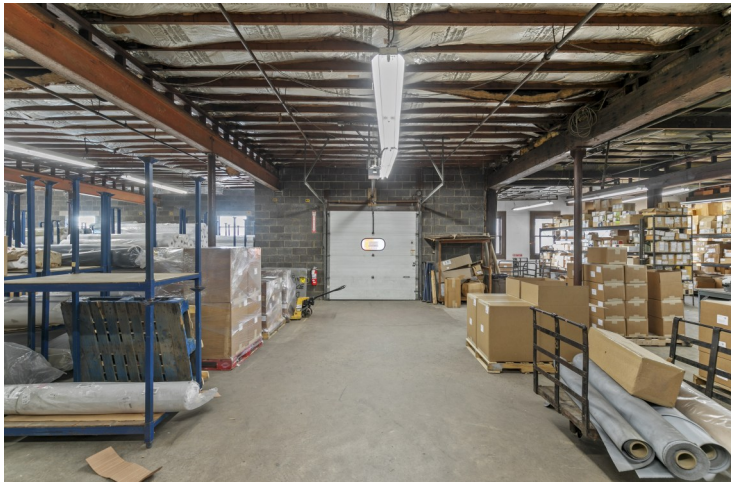
Heavy Power—400 Amp, 3 Phase



Newer Boilers



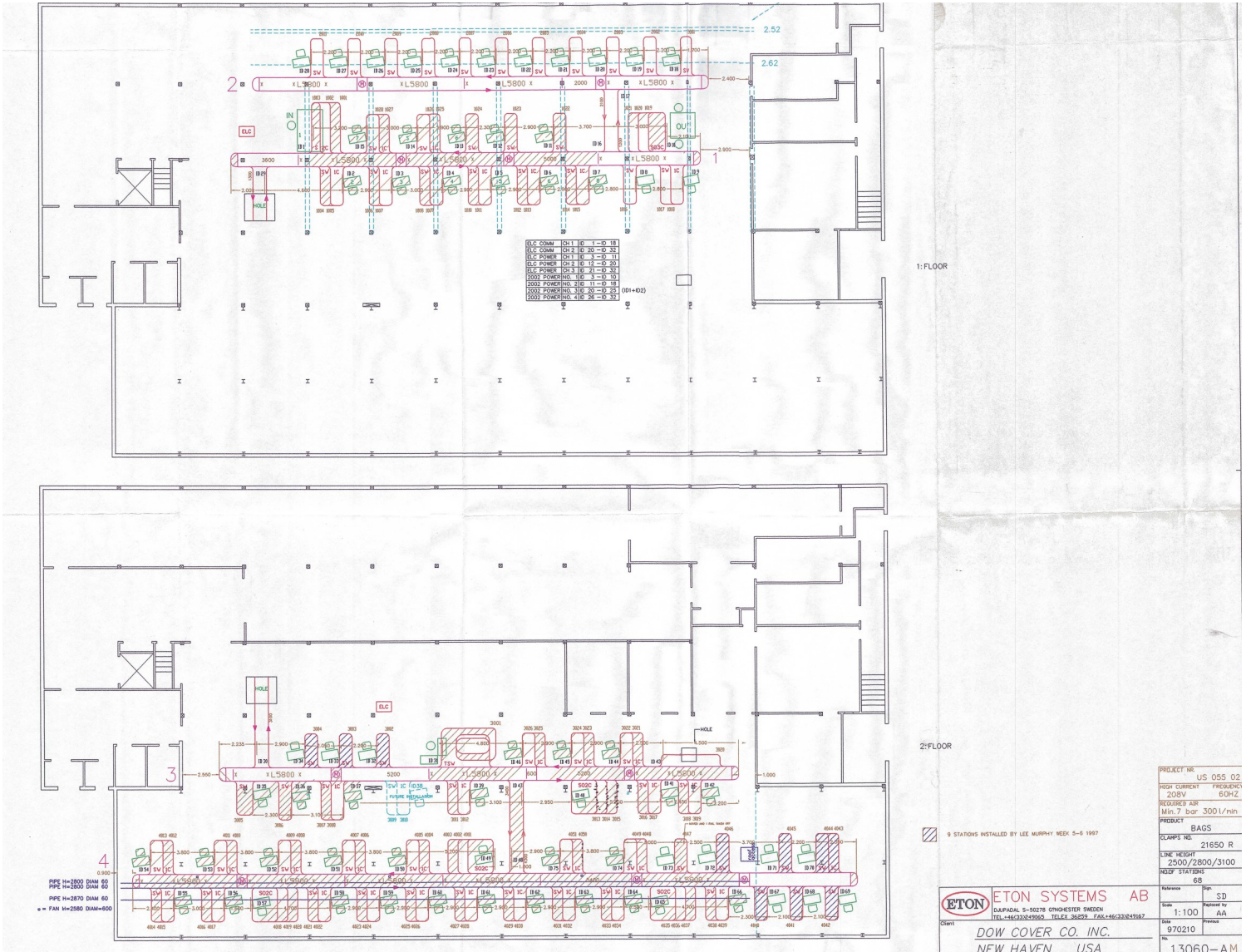
Single Story Warehouse



Dock with Two OH Doors

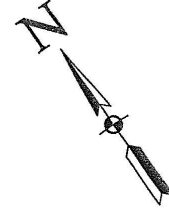
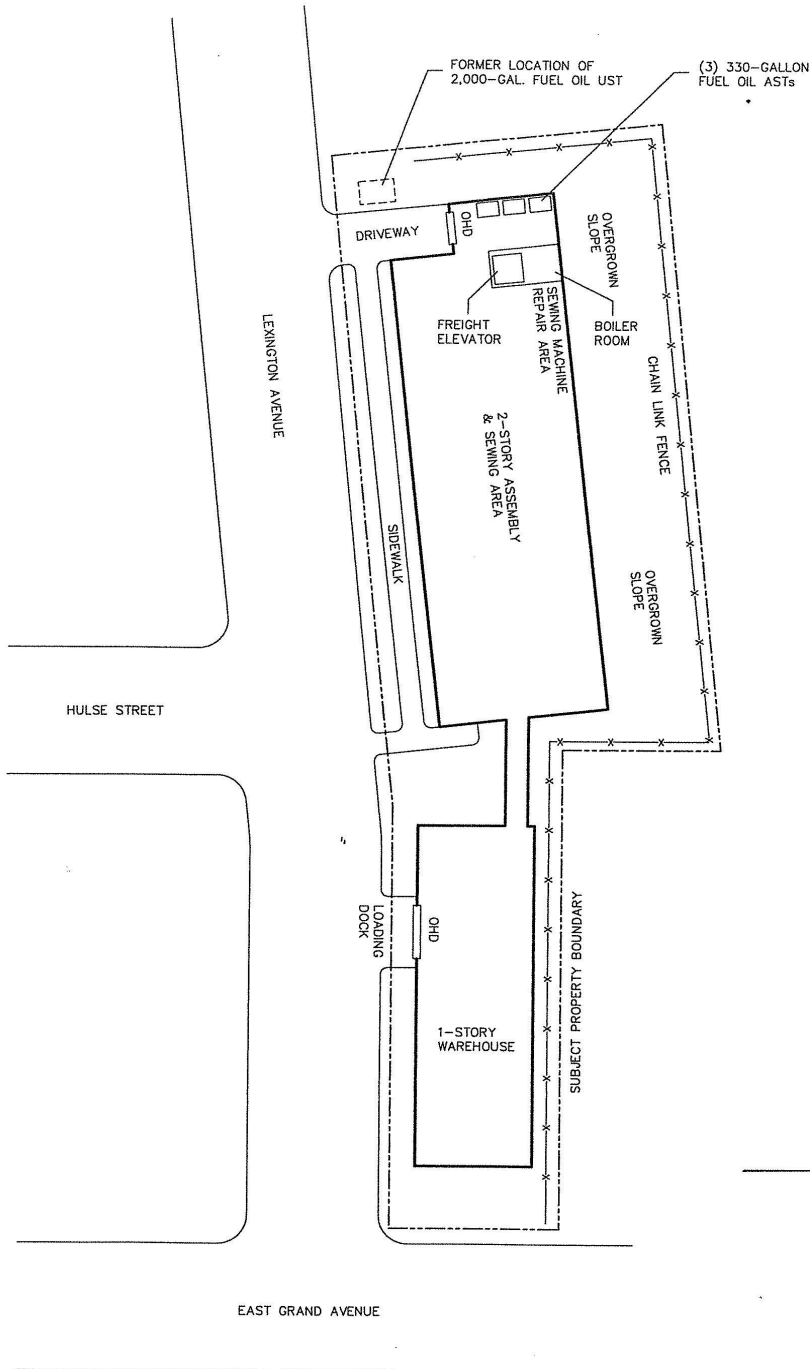
FLOOR PLAN

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SITE PLAN

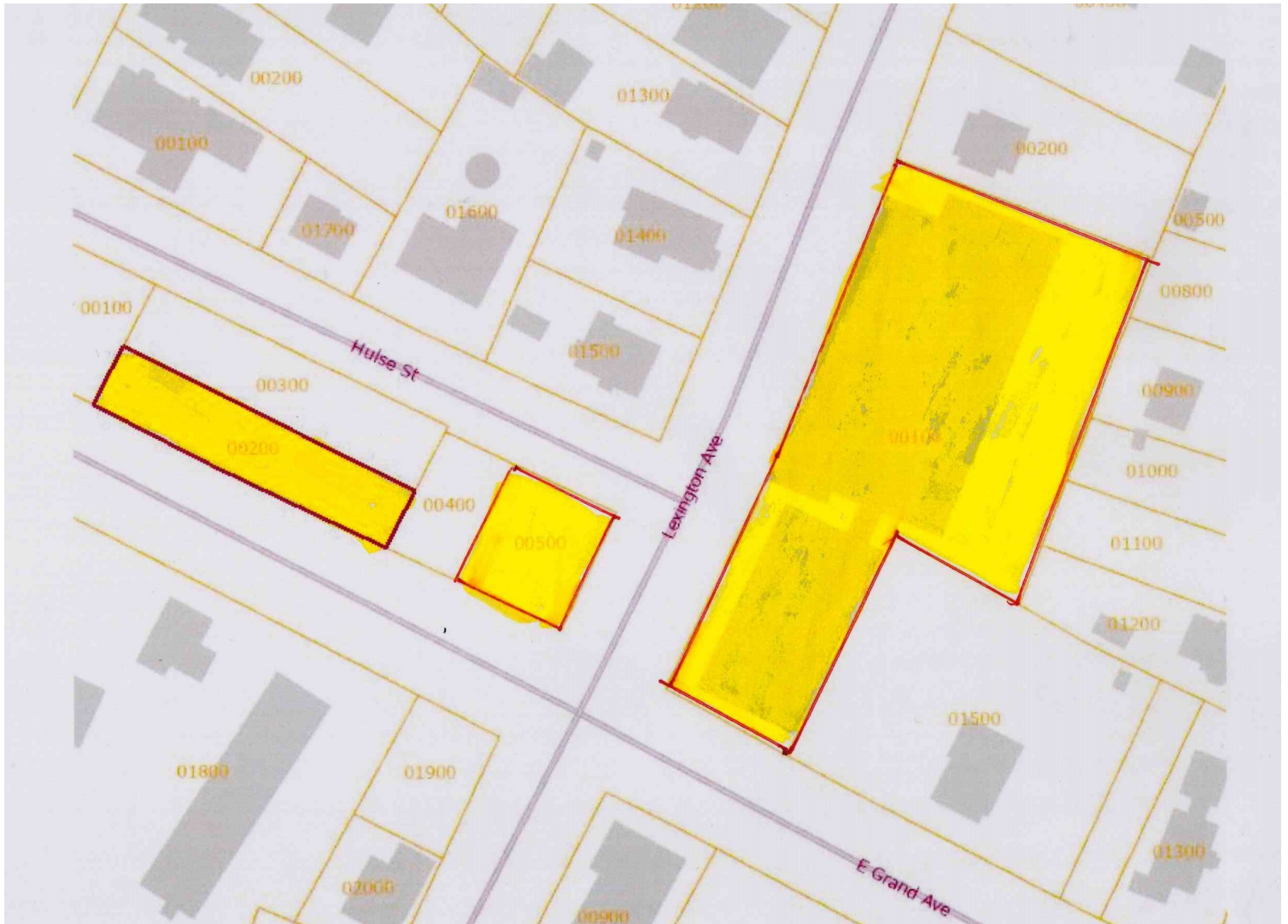
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DRAWING NOT TO SCALE

SITE PLAN

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**Delivering Results
For Over
40 Years!**



**Stephen Press, SIOR
Principal**

spress@presscuozzo.com

203.288.1900 x123 Office

203.530.5558 Mobile

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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