

**Industrial/Flex Condominium  
For Lease 4,867 S.F.  
Offering Immediate Occupancy**



**The Highland Industrial Center**

**Modern Class A  
Industrial Flex Space  
Well Maintained Facility**

**Unit #4  
1492 Industrial Circle  
Cheshire, Connecticut**

**Stephen Press, SIOR**  
**203.288.1900 x123**  
**[spress@presscuzzo.com](mailto:spress@presscuzzo.com)**

# OVERVIEW

As the exclusive broker, Press | Cuzzo Commercial Services is pleased to offer this immaculate and well maintained Industrial/Flex facility, offering high-end finishes through-out.

**INDUSTRIAL/FLEX  
OFFICE/  
OPPORTUNITY**

For Lease at \$18 SF NNN

## PROPERTY HIGHLIGHTS

- Ample on-site parking
- Zone: I-2
- HVAC: Gas Fired Systems
- Office Fully Air Conditioned
- Built in 2011
- High Quality Finishes Throughout
- Very Well Maintained

## PROPERTY SUMMARY

- Former Data Center
- Equipment, Generators Available
- 12' Drive-in Door
- Ceiling Height/Warehouse 14'.
- Fully Sprinklered
- Modern Office Space
- Heavy Power

**1492 Highland Avenue, Cheshire, Unit #4, 4,867 SF**

**Assessment: \$329,210**

**Mill Rate: 29.74**

**Real Estate Taxes: \$9,790.70/Annual \$2.01 SF**

**Common Charges: \$451.80/Month, \$5,421.60/Annual, \$1.11 SF**



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# | PHOTOS

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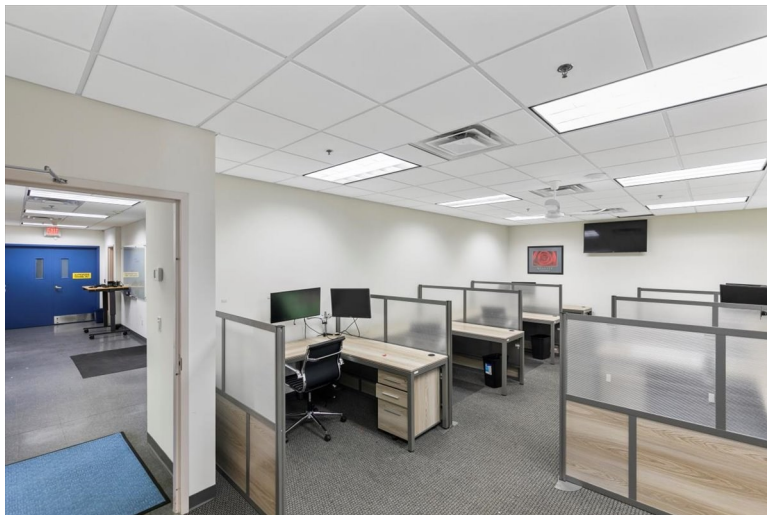
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# PHOTOS

Strategically located just off Route 10,  
delivering seamless connections to I-91  
and I-84

INDUSTRIAL/FLEX  
OFFICE/  
OPPORTUNITY



**Press|Cuzzo**  
REALTORS  
Commercial Services

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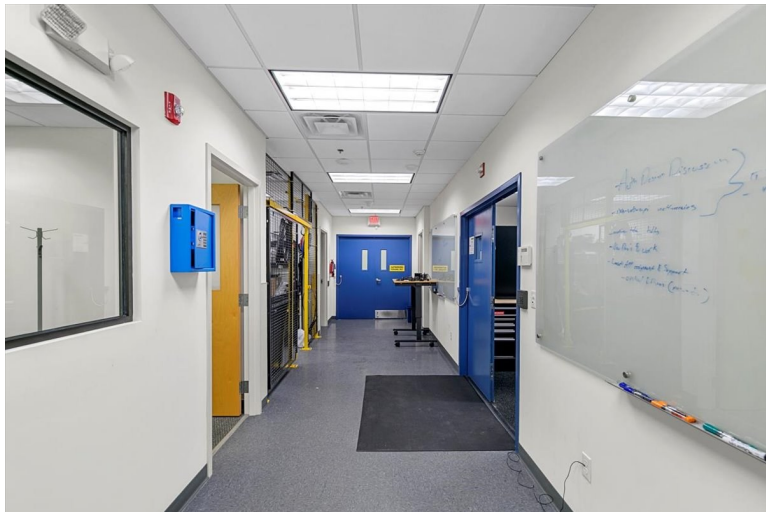
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# | PHOTOS

Move-In ready, high quality flex space in a newer industrial condominium. Property is zoned I-2, allowing for many uses.

INDUSTRIAL/FLEX  
OFFICE/  
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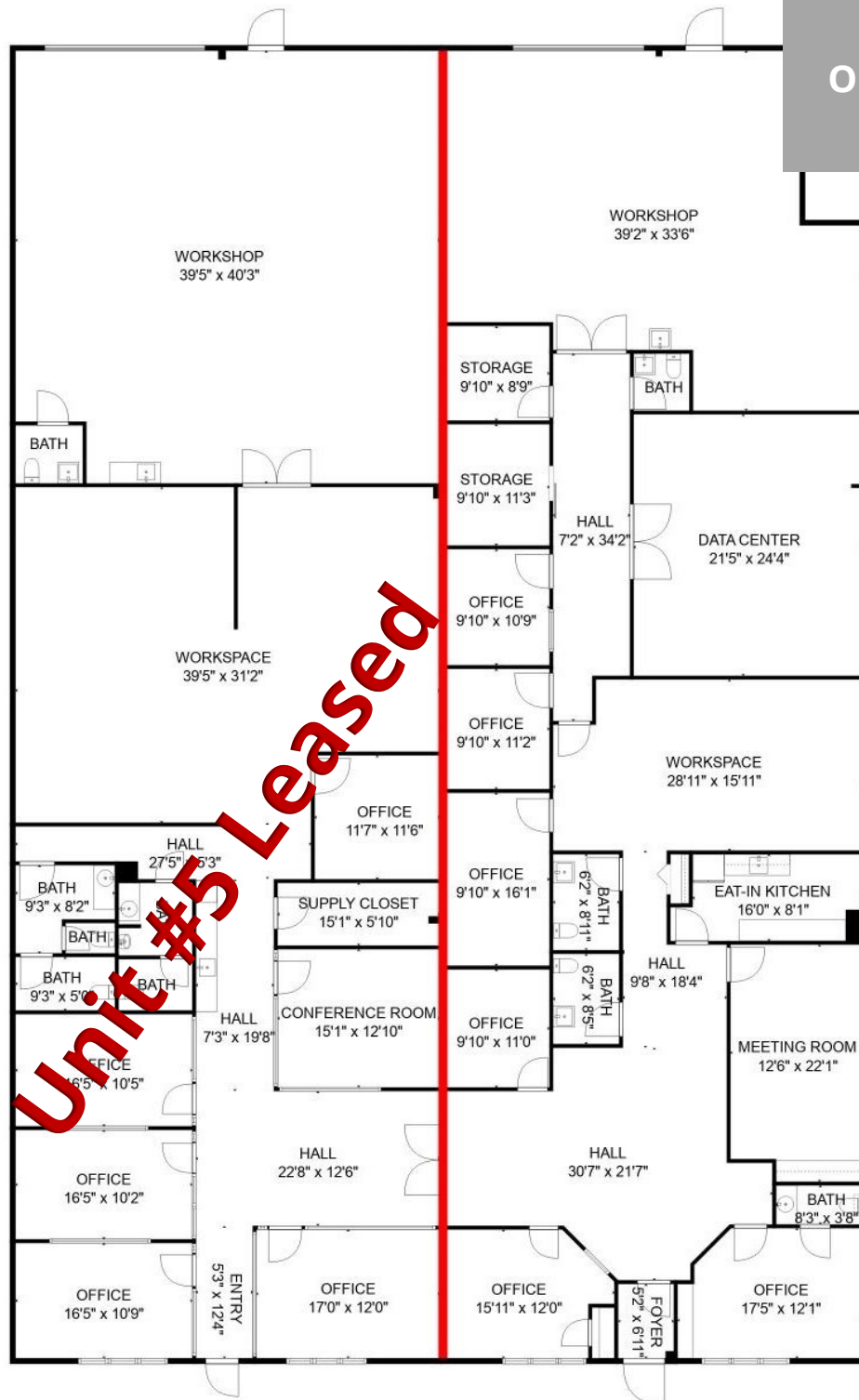
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# FLOOR PLAN

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# **EXCLUSIVE BROKER**

**Delivering Results  
For Over  
40 Years!**



## **Stephen Press, SIOR Principal**

[spress@presscuozzo.com](mailto: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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