

**167** COMMERCE STREET  
EAST HAVEN, CT  
06512



**ANGEL**   
COMMERCIAL, LLC

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**  
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# 14,000 SF Industrial Building on 1.35 Acres for Lease at \$10/SF Gross + Utilities & Ground Maintenance

Angel Commercial, LLC is pleased to present an excellent leasing opportunity at **167 Commerce Street in East Haven, Connecticut**. This versatile 14,000 SF industrial building, set on 1.35 acres, is available for lease at \$10/SF Gross + Utilities & Ground Maintenance. Ideal for businesses seeking adaptable and well-located space, this property is zoned for light industrial use, making it perfect for manufacturing, distribution, or warehousing operations.

## Property Features:

- **Building Specifications:** Constructed in 1985, the building features durable concrete block I-beam construction and a sturdy metal roof, ensuring long-term reliability and adaptability for various industrial needs. The building includes an 11,700 SF warehouse area and a 2,300 SF office area, both thoughtfully designed to meet operational demands.
- **Warehouse Amenities:** The warehouse is well-equipped with functional amenities, including paddle fans, LED lighting, gas-hung heating units, a 5-ton crane system, miscellaneous racking, exhaust fans, and compressed air lines (compressor not included). Loading is made efficient with two 8' W x 10' H loading docks (one with a leveler) and a 12' W x 14' H drive-in door, providing flexible loading capabilities. Ceiling heights are 12.5' in the low bay area and 23' in the high bay portion.
- **Office Space:** The office area is designed for comfort and productivity, featuring central air conditioning, two private offices, a conference room, a kitchenette/breakroom, and two restrooms.
- **Parking:** The property offers ample parking with 20 spaces, providing convenience for both employees and visitors.

## Strategic Location

167 Commerce Street is situated in a bustling industrial park near Tweed New Haven Airport and the Port of New Haven, making it an ideal location for logistics and transportation. Its proximity to major transportation routes further enhances accessibility—the property is just 1.5 miles from I-95 (Exit 51) and Tweed New Haven Airport, 3 miles from the New Haven Train Station, and 5 miles from I-91. This prime location ensures seamless local and regional connectivity, making it ideal for businesses that require efficient transportation and distribution.

This industrial space offers flexibility, convenience, and a strategic location—an excellent opportunity for businesses seeking an optimal leasing solution in East Haven.

## Financial Information

<b>Lease Rate:</b>	\$10/SF Gross + Utilities & Ground Maintenance
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## The Site

<b>Space Available:</b>	14,000 SF
<b>Building Type:</b>	Industrial
<b>Building Size:</b>	14,000 SF
<b>Land:</b>	1.35 Acres
<b>Zoning:</b>	Light Industrial, LI-2 District
<b>Year Built:</b>	1985
<b>Construction:</b>	Steel I-Beam
<b>Stories:</b>	One
<b>Tenancy:</b>	Single

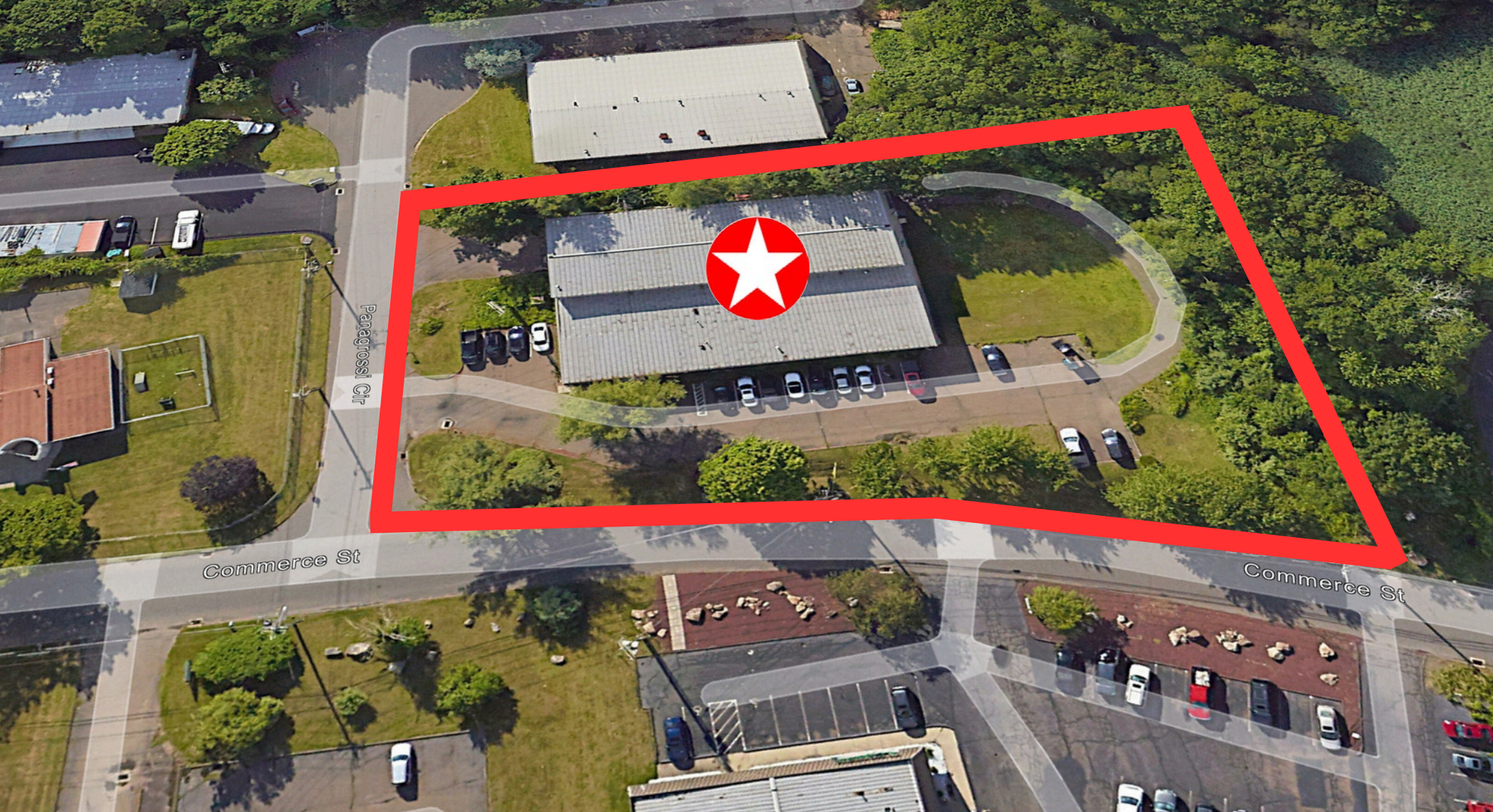
## Features

<b>Parking:</b>	20 Surface Spaces
<b>Loading:</b>	Two 8' W x 10' H Loading Docks (One with Leveler), 12' W x 14' H Drive-In Door
<b>Ceiling Height:</b>	12.5' (Low Bay) to 23' (High Bay)
<b>Column Spacing:</b>	20'
<b>Amenities:</b>	Paddle Fans, LED Lighting, Gas Hung Heating Units, 5-Ton Crane System, Miscellaneous Racking System, Exhaust Fans, Compressed Air Lines (Compressor Not Included)

## Utilities

<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Gas
<b>A/C:</b>	Central A/C (Office Only)





## WELL-EQUIPPED INDUSTRIAL FACILITY



14,000 SF  
Building on  
1.35 Acres



Two Loading  
Docks & 1 Drive-  
in Door



23' Ceiling Height  
In High Bay  
Warehouse



20 Parking  
Spaces





## PRIME TRANSPORTATION CORRIDOR PROPERTY



One Mile to I-95 (Exit 51), with Southbound Access to I-91



1.5 Miles to Tweed New Haven Airport



Less than 3 Miles to Two Train Stations



Two Miles to the Port of New Haven





## STRATEGICALLY SITUATED NEAR A VARIETY OF AMENITIES



Proximity to Yale University and Southern CT State University.



Four Miles to Yale New Haven Hospital



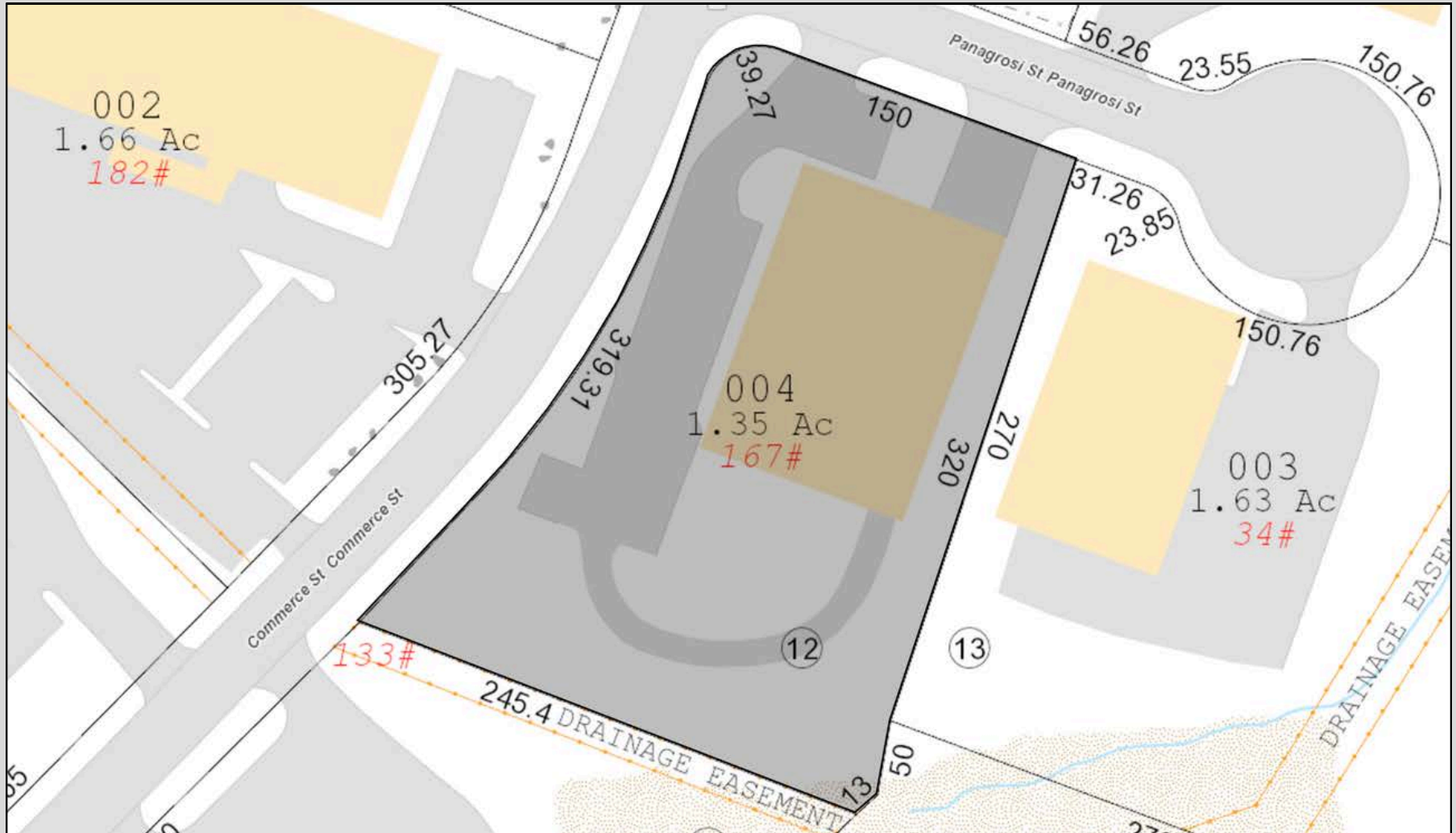
Minutes to Restaurants and Big Box Retailers



Near Museums, Parks, and Beaches

# PARCEL MAP

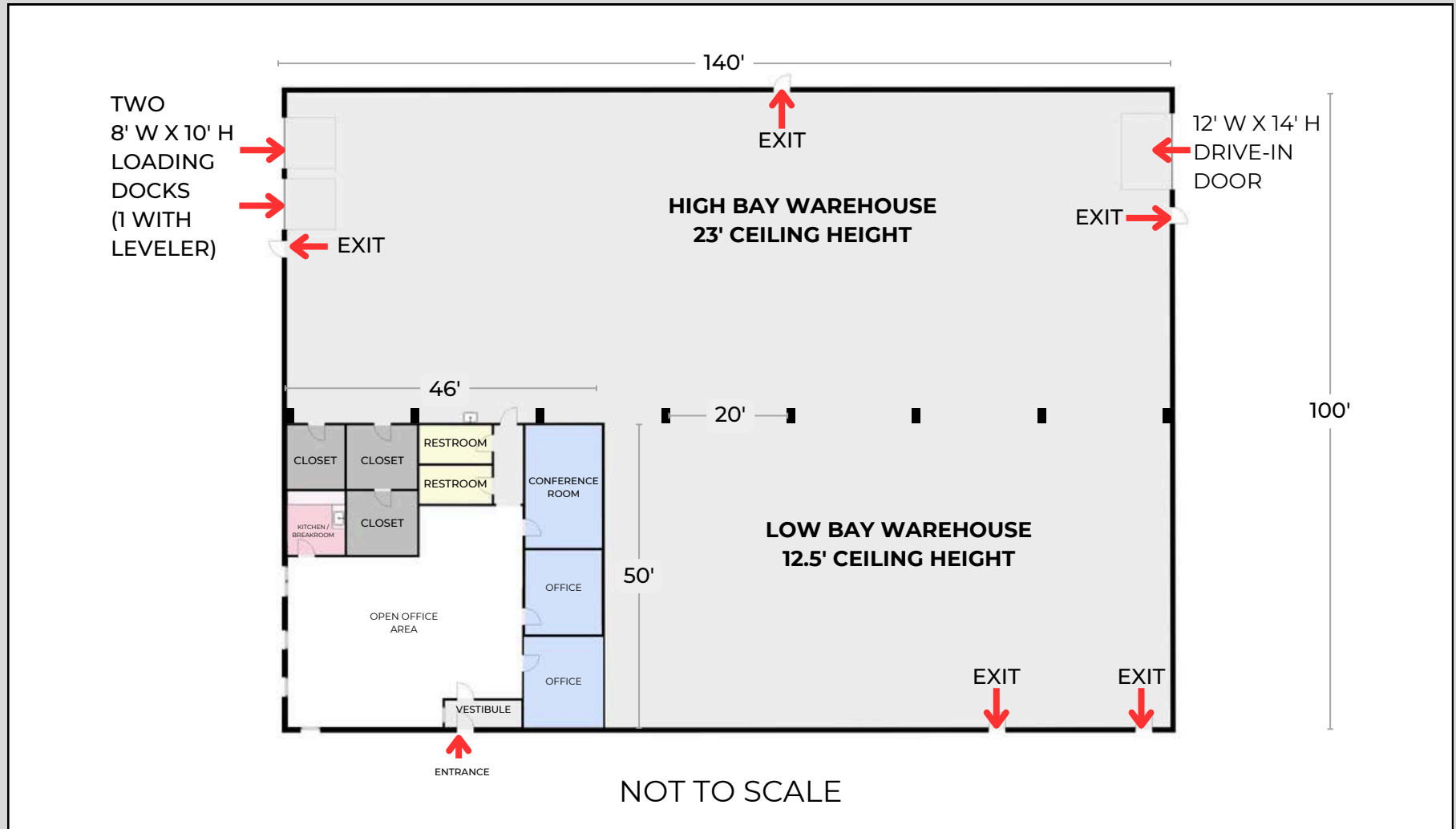
# 1.35 Acres





# FLOOR PLAN

14,000 SF

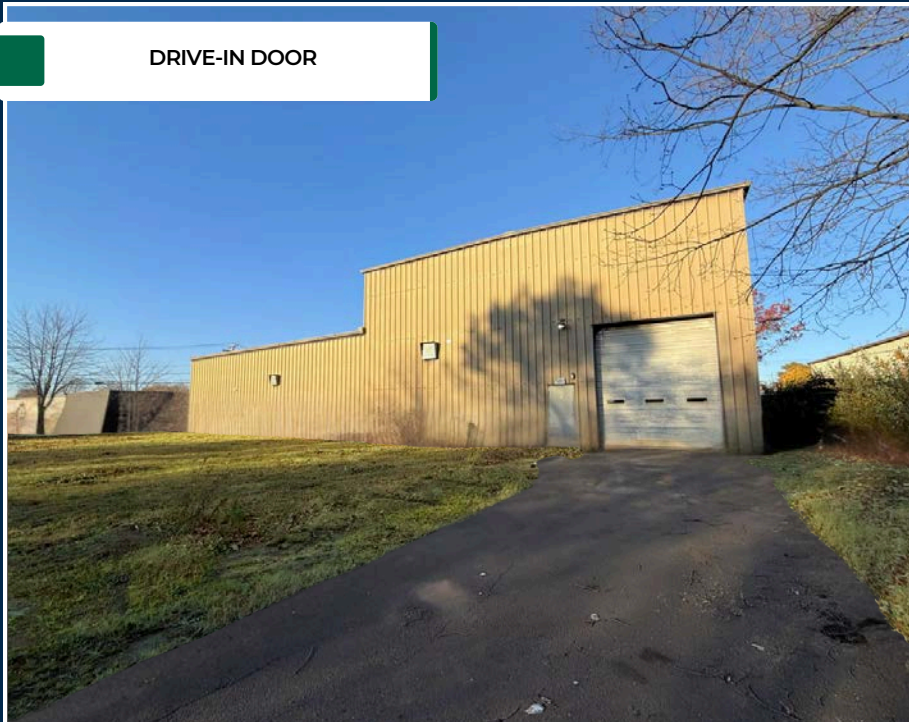


CORNER LOCATION  
WITH SIGNAGE



YOUR SIGN  
HERE

DRIVE-IN DOOR

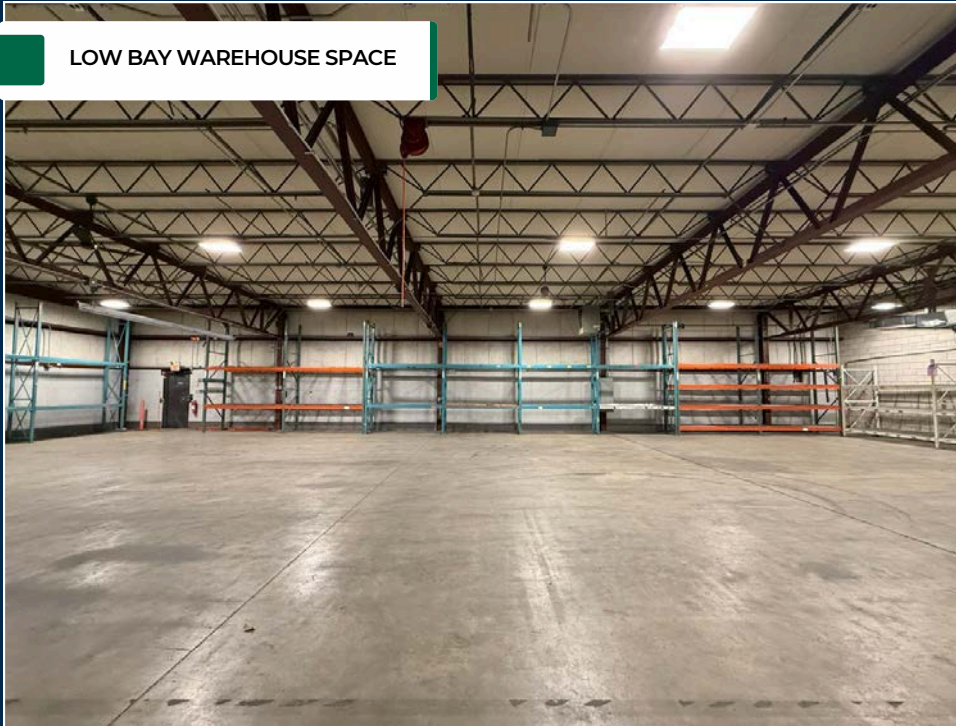


TWO LOADING DOCKS





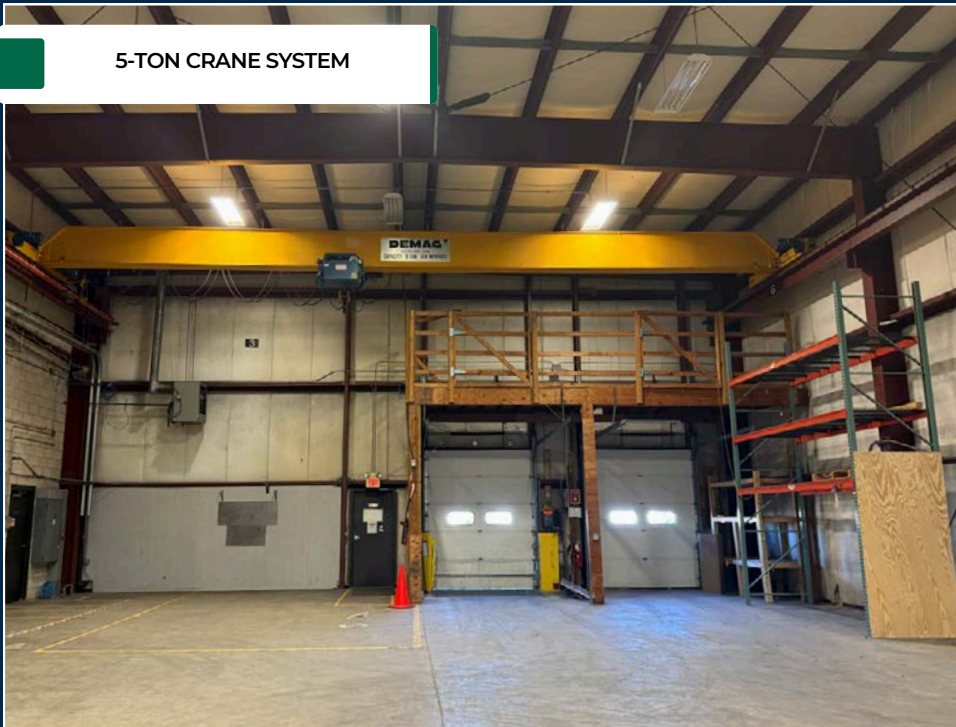
LOW BAY WAREHOUSE SPACE



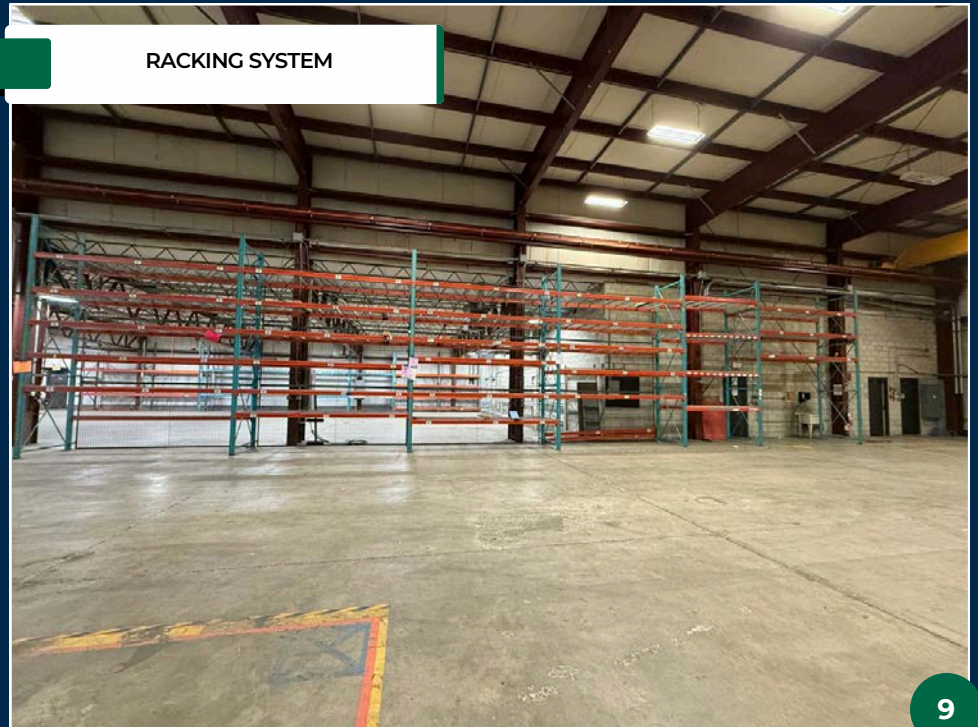
HIGH BAY WAREHOUSE SPACE



5-TON CRANE SYSTEM

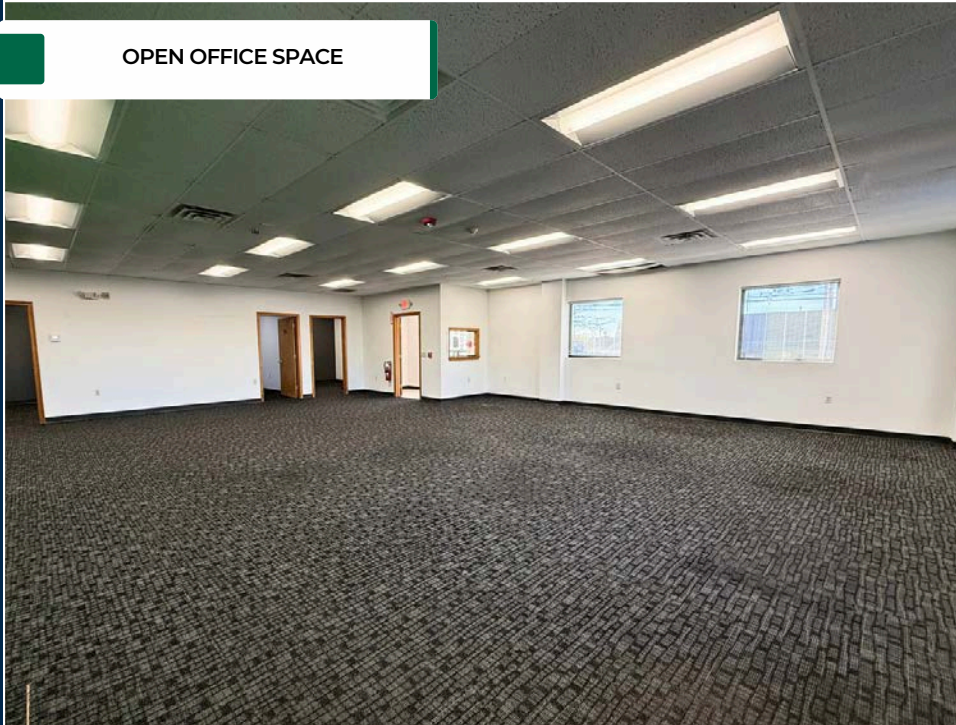


RACKING SYSTEM

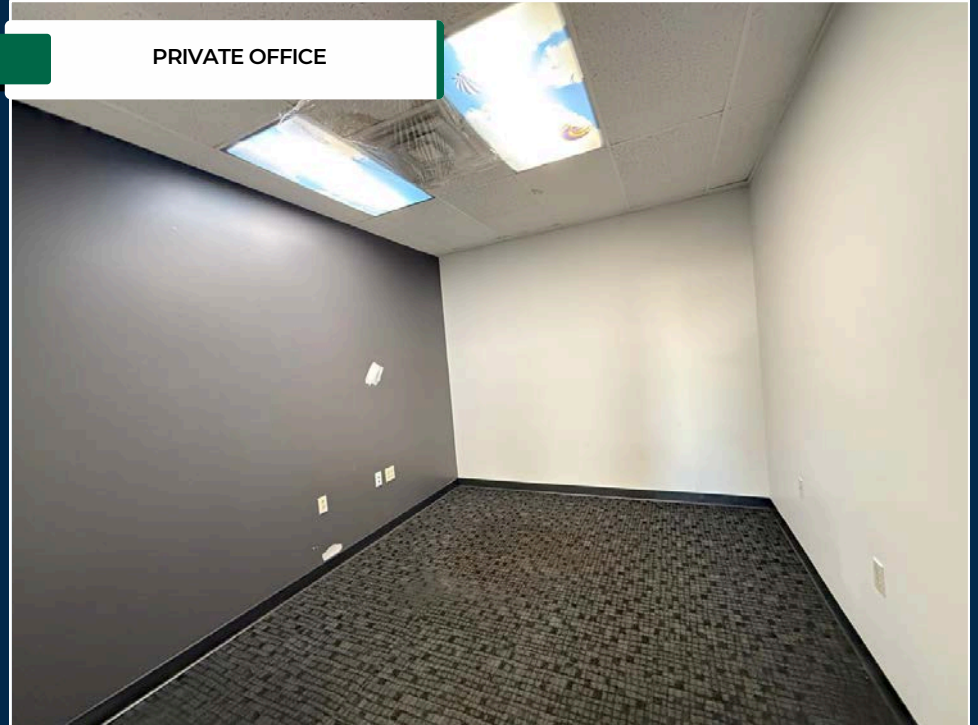




OPEN OFFICE SPACE



PRIVATE OFFICE



TWO RESTROOMS &  
ENTRANCE TO WAREHOUSE



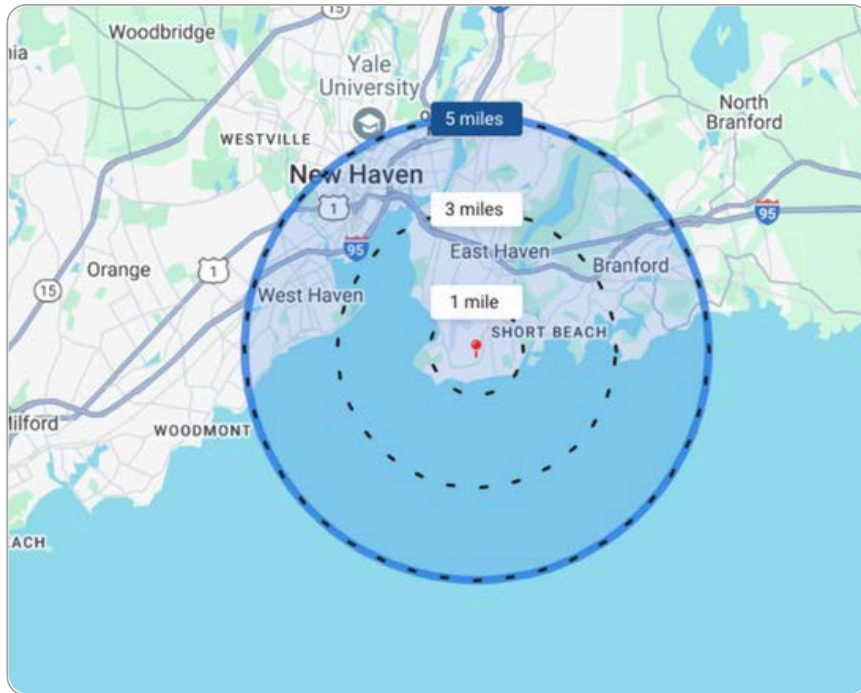
KITCHENETTE / BREAKROOM





# DEMOGRAPHICS

## FIVE MILES

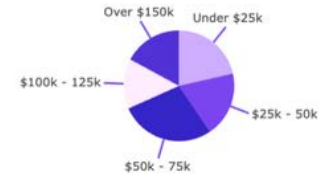


### Household Income

**\$65.1k**  
Median Income

**\$79.9k**  
2028 Estimate

**↑ 23%**  
Growth Rate



### Age Demographics

**36**  
Median Age

**38**  
2028 Estimate

**↑ 7%**  
Growth Rate



### Number of Employees

**187.1k**

#### Top Employment Categories

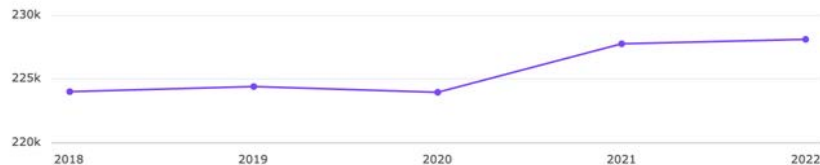


### Population

**228.1k**

**0%**  
Compared to 227.7k in 2021

**↑ 1%**  
Compared to 224k in 2018



### Housing Occupancy Ratio

**9:1**

13:1 predicted by 2028

**Occupied**

**Vacant**

### Renter to Homeowner Ratio

**1:1**

1:1 predicted by 2028

**Renters**

**Homeowner**



# NEXT STEPS

**167** COMMERCE STREET  
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VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



CALL BROKER

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