

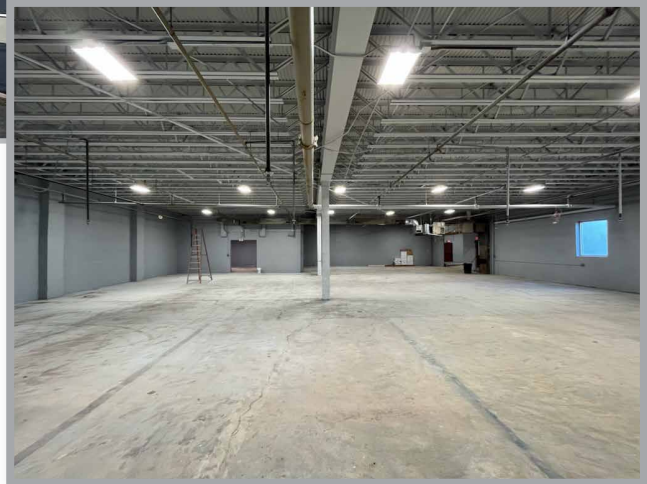
# FOR LEASE - 12,675 SF LIGHT INDUSTRIAL BLDG

Warehouse/Assembly/Manufacturing/Service Business

110 Webb Street, Hamden, CT

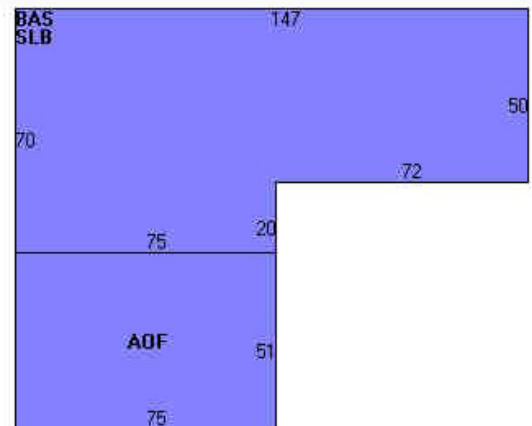


COLONIAL PROPERTIES



## BUILDING HIGHLIGHTS

- Price:** **\$6.95/SF NNN**
- Available Space:** 12,675 SF +/-
- Power:** 400 Amp, 3 phase electrical
- Ceiling Height:** 14'
- Drive In Door(s):** (1)- 12'x10'
- Loading Dock(s):** (1)
- Sprinklers:** Fully sprinklered
- Improvements:** New roof & many more updates!
- Parking:** Ample
- Occupancy:** Immediate
- Zoning:** T4 (General Urban)
- Location:** Easy access to I-91 (1.3 miles),  
I-95 (1.6 miles) & Downtown  
New Haven & Route 15 (3.6 miles)

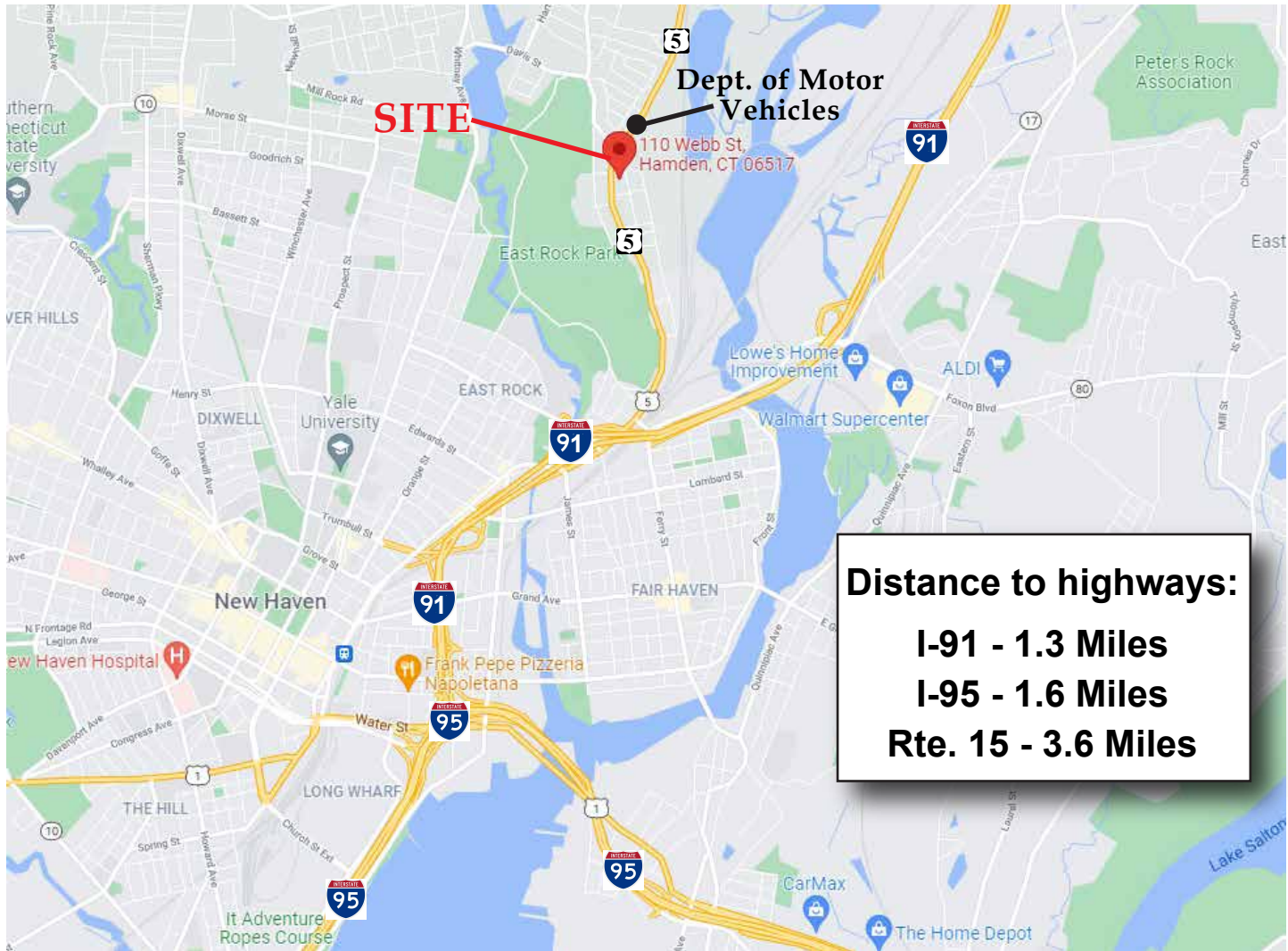


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# FOR LEASE - 12,675 SF LIGHT INDUSTRIAL BLDG

Warehouse/Assembly/Manufacturing/Service Business  
110 Webb Street, Hamden, CT



## PROPERTY DESCRIPTION

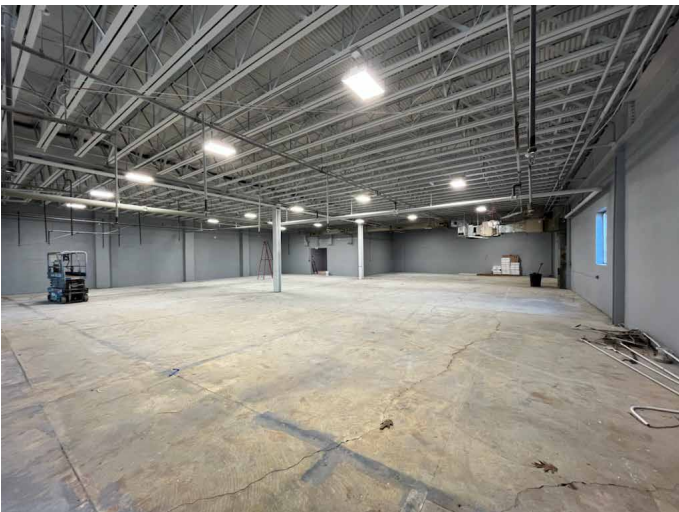
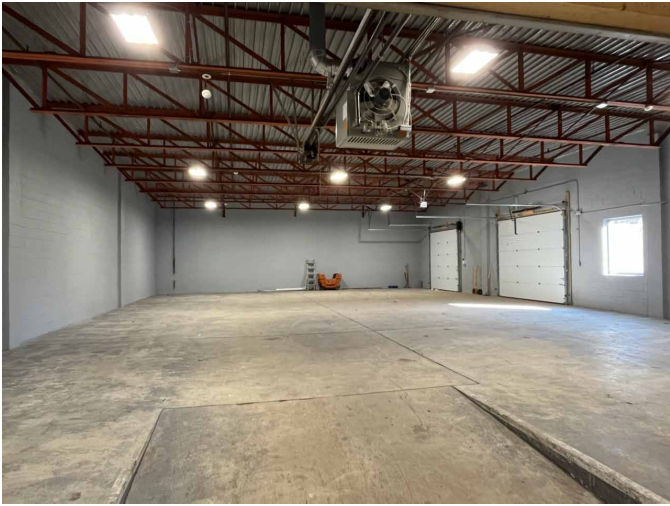
Exceptionally well located, immediately off of State Street (Route 5), 1.3 miles to I-91 and 3.6 miles to Rte.15 with convenient access to Downtown New Haven and 1.6 miles to I-95. Block and Steel construction, features 14' clear ceiling height, 400 AMP 3 Phase Power, Drive-In Door and loading Dock. New offices, bathrooms and kitchen area, new roof and many other updates in process. Available immediately, with flexible zoning, ideal for warehousing/distribution, manufacturing, assembly or service-oriented business.



**FOR LEASE - 12,675 SF LIGHT INDUSTRIAL BLDG**  
**Warehouse/Assembly/Manufacturing/Service Business**  
**110 Webb Street, Hamden, CT**



**COLONIAL PROPERTIES**

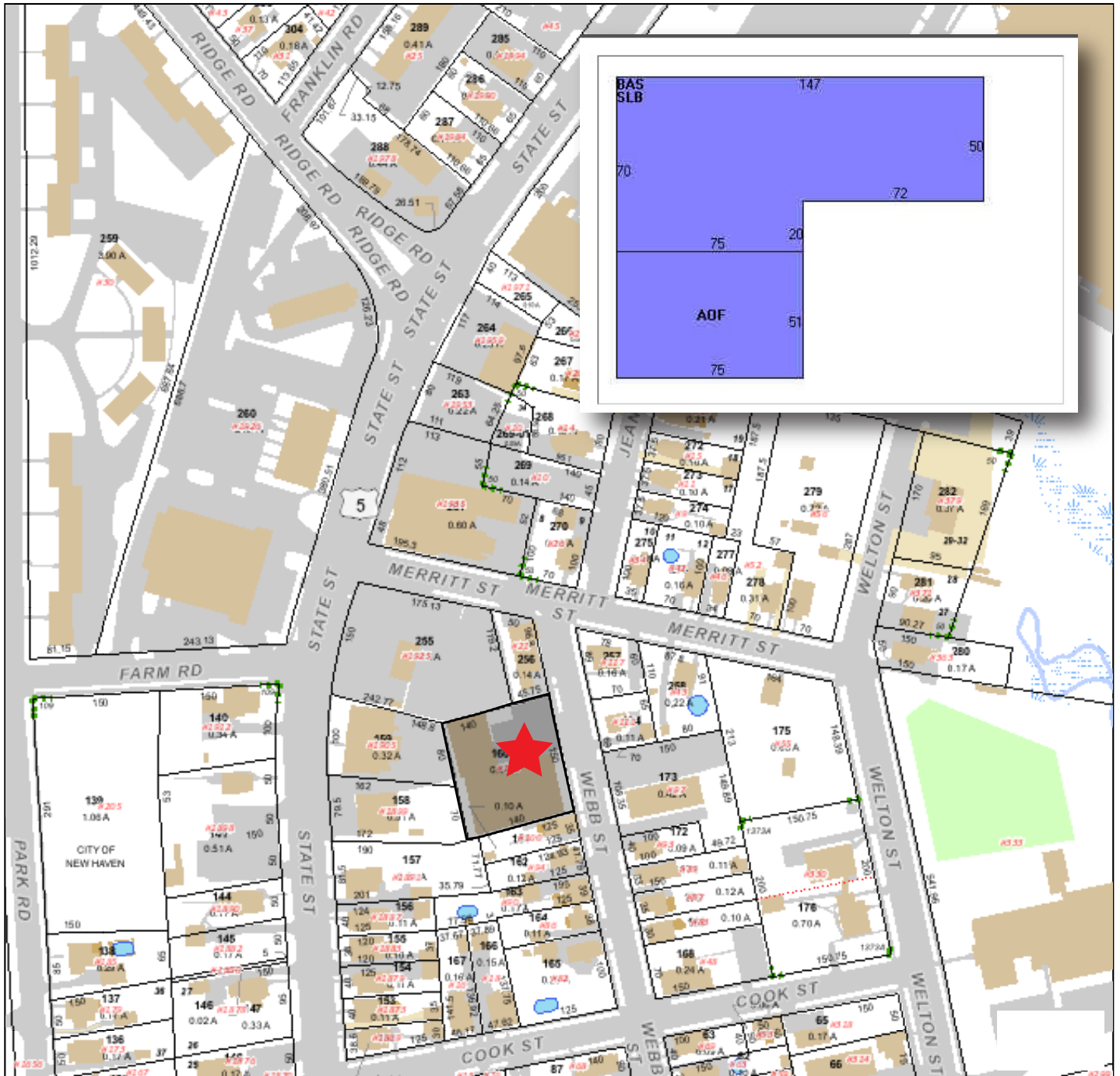


# Town of Hamden

## Geographic Information System (GIS)



Date Printed: 12/17/2021



### MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Hamden and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet

