

FOR SALE: 13,464 SF +/- on 1.82 +/- AC INVESTMENT - 2 TENANT LIGHT INDUSTRIAL BLDG 700 Sherman Ave, Hamden, CT

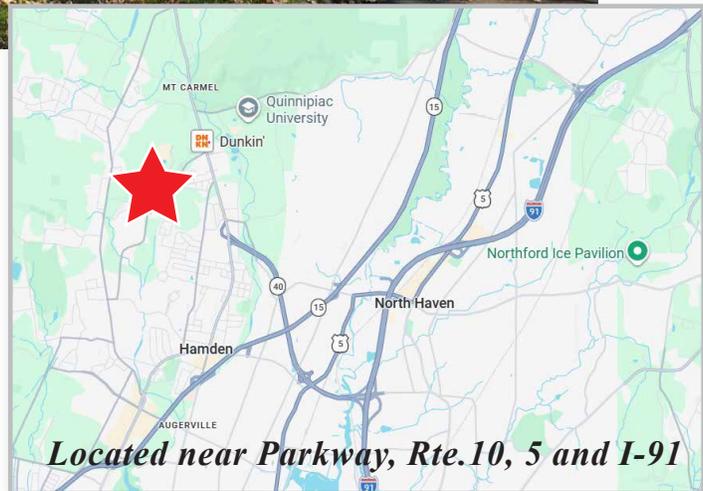


COLONIAL PROPERTIES



BUILDING INFORMATION

Sale Price:	\$1,150,000
Building Size:	13,464 SF
Land Size:	1.82 +/- Acres
Taxes:	\$27,295/year
Year Built:	1960
Zoning:	M
Access:	(2) Loading Docks (1) Drive-in-Door



Located near Parkway, Rte. 10, 5 and I-91

HIGHLIGHTS

- Excellent Industrial Investment
- Ceiling Heights of 14' to 18'
- Possible Building Expansion
- 100 % Air Conditioned
- Power: 400 AMP/ 3-Phase Elective
- Stable Tenancy



200 Boston Post Road, Orange, CT 06477

Mike Richetelli x 11
mike@colprop.com
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www.colprop.com
REB. 0751325



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REAR OF BUILDING



DRIVE IN DOOR



INTERIOR



LOADING DOCKS



INTERIOR



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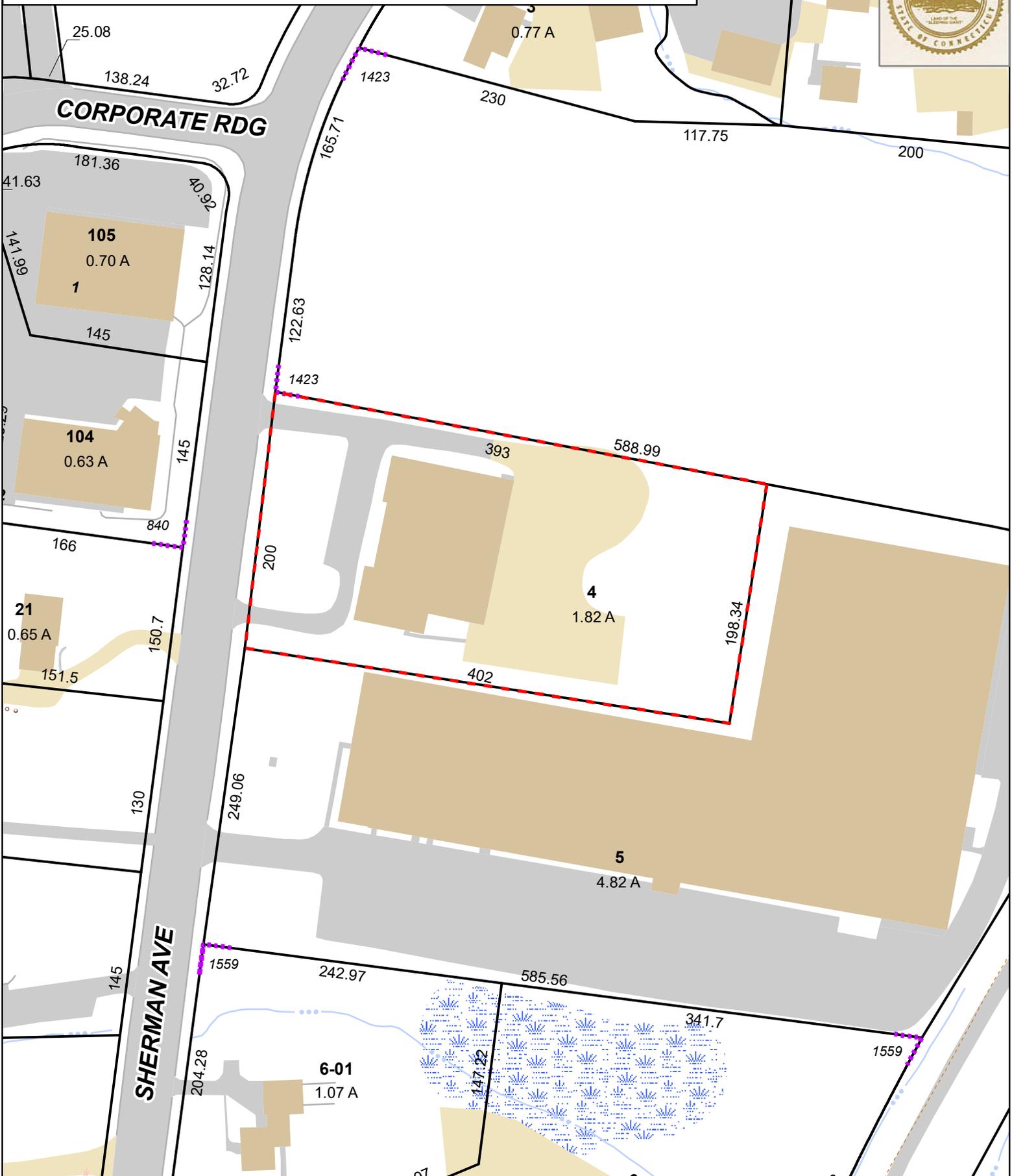
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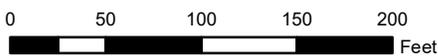
Town of Hamden, Connecticut - Assessment Parcel Map

Parcel: 2928-004-00-0000

Address: 700 SHERMAN AVE



Approximate Scale: 1 inch = 100 feet



Map Produced: February 2025

Disclaimer: This map is for informational purposes only. 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.