

2751 DIXWELL AVE HAMDEN, CT



Well-Located Office Space with Flexible Use Potential Up to ±5,000 SF Available

PROPERTY HIGHLIGHTS & OVERVIEW:

- Free-standing, elevator-served
- Flexible Floor Plans & In-Unit Private Bathrooms
- Recent capital improvements and upgrades
- 2 miles to Route 15 via Exit 52 and 7 miles to I-95 via exit 51, offering convenient regional access.
- Broad Commercial zoning offers flexibility for multiple commercial uses.



PROPERTY DETAILS:

- **First Floor :** 2,500 SF Available
- **Fourth Floor:** 2,500 SF Available
- **Zone:** T4 Broad Commercial
- **Building Size:** 10,375 SF
- **Parking:** 47 Surface Spaces
- **Year Built:** 1965
- **Lease Rate:** \$19.95 PSF
Gross + Electricity