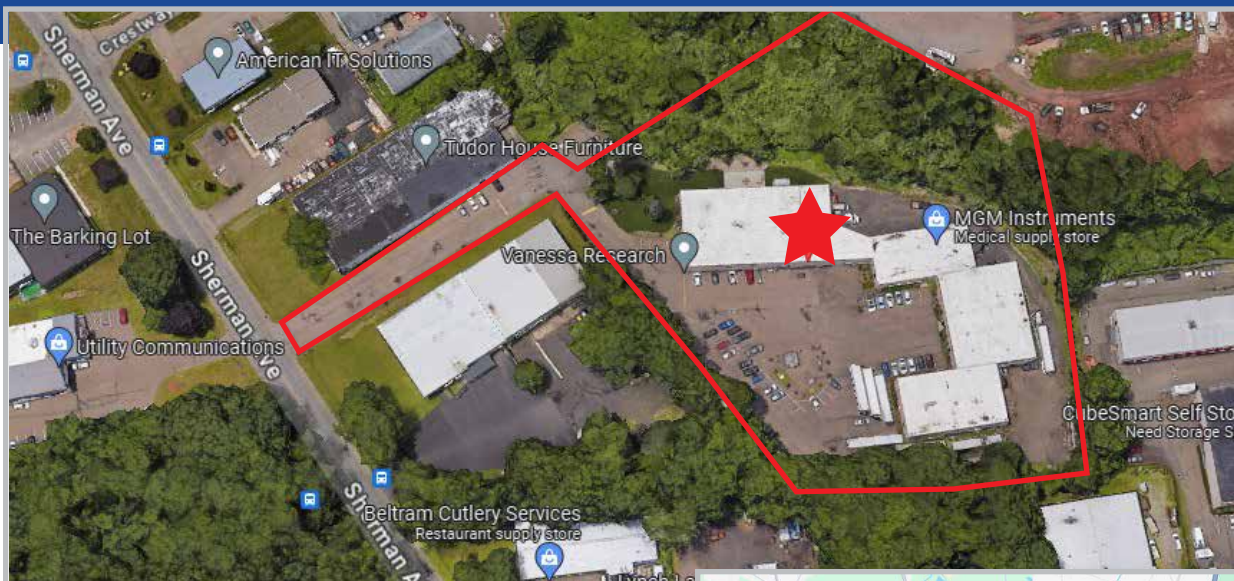


FOR LEASE: 3,500-22,000 SF +/- FLEXIBLE LIGHT INDUSTRIAL SPACES

925 Sherman Avenue, Hamden, CT



COLONIAL PROPERTIES



BUILDING INFORMATION

Lease Price: **\$9/SF NNN**
Available SF: 3,500- 22,000 SF +/-
Zoning: M (Manufacturing District)
Availability: Immediate
Ceiling Heights: 13.75' -16.08' to Deck
Parking: Ample



PROPERTY OVERVIEW

Light industrial spaces available ranging from 3,500 +/- sq. ft. to 8,000 +/- sq. ft., with the option to combine for up to 22,000 +/- sq. ft. contiguous space. These versatile units feature excellent ceiling heights, modern utilities, and flexible access points, making them ideal for a variety of manufacturing, distribution, or industrial uses.

These adaptable spaces offer excellent flexibility for tenants seeking high-clearance industrial areas with modern infrastructure. Convenient access and multiple size configurations make this an attractive option for a wide range of industrial users.



200 Boston Post Road, Orange, CT 06477



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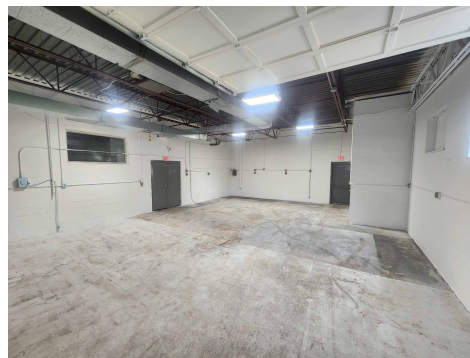
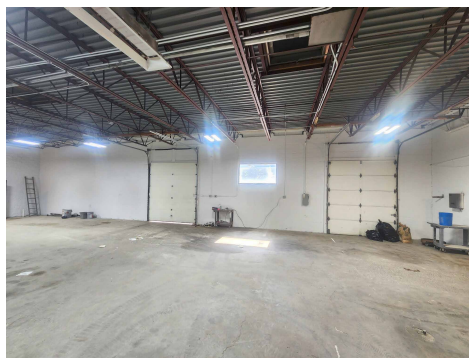
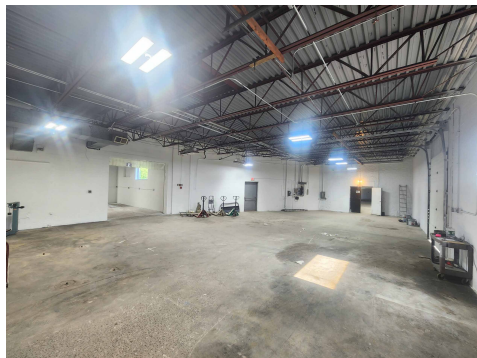
FOR LEASE: 3,500-22,000 SF +/- FLEXIBLE LIGHT INDUSTRIAL SPACES

925 Sherman Avenue, Hamden, CT

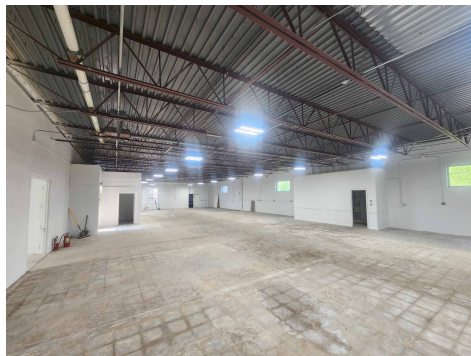
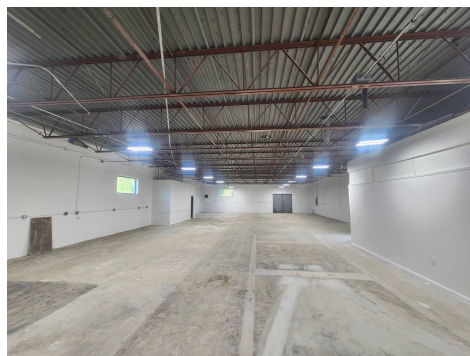


COLONIAL PROPERTIES

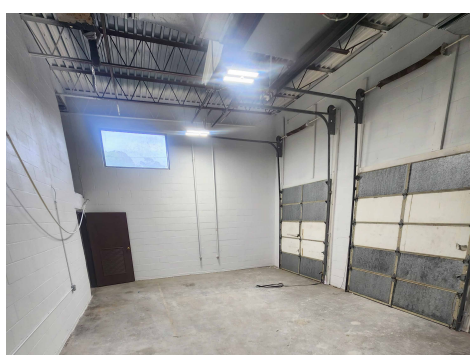
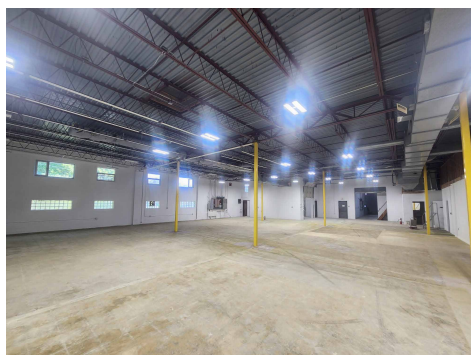
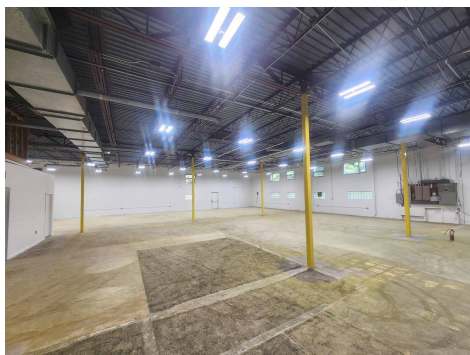
BUILDING 1-REAR



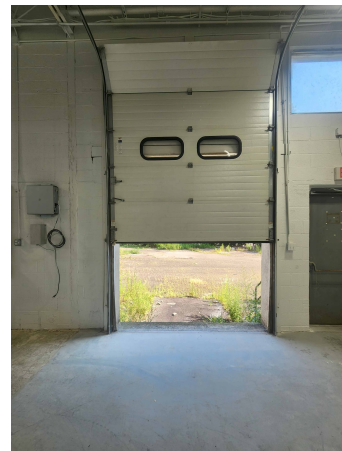
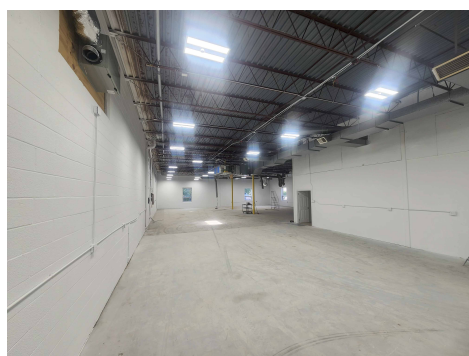
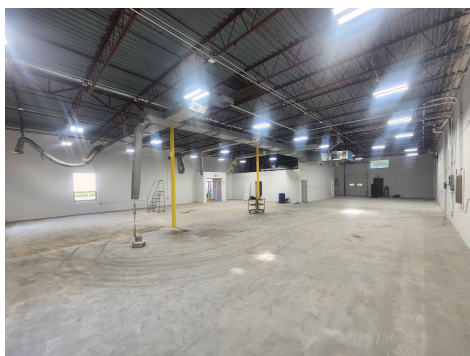
BUILDING 2



BUILDING 3



BUILDING 4

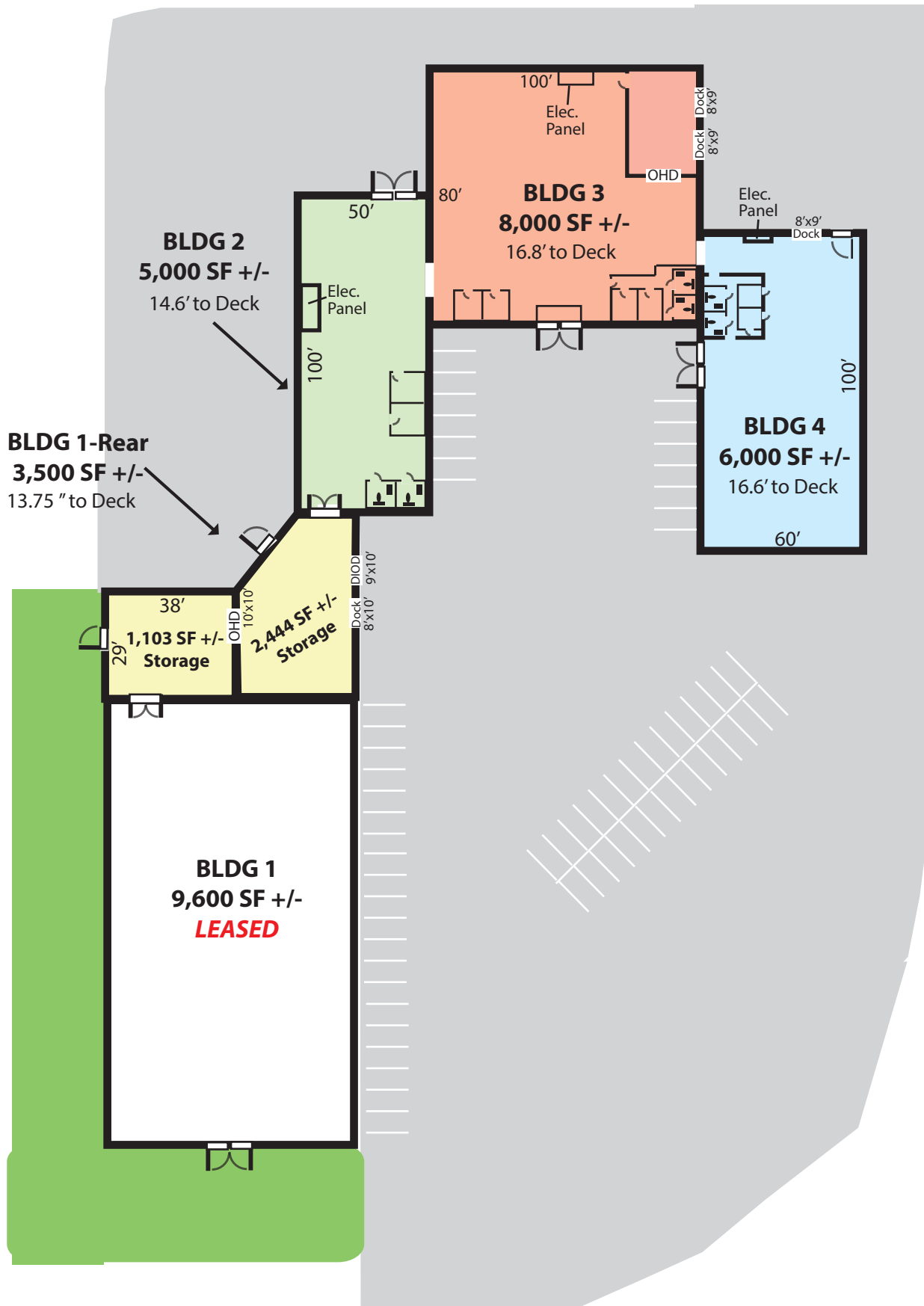


FOR LEASE: 3,500-22,000 SF +/- FLEXIBLE LIGHT INDUSTRIAL SPACES

925 Sherman Avenue, Hamden, CT



COLONIAL PROPERTIES



ARTICLE VI

SPECIAL PROVISIONS

Section 600 Purpose

Section 610 Site Plan & Special Permit Uses

The following uses are permitted in the zone(s) as indicated in Table 6.1 Allowed Uses by Zone, subject to all provisions of the applicable zone, and as specifically provided for in this section.

Every application for the use of property subject to conditions set forth in this section shall be filed in accordance with the provisions of these regulations, and shall be subject to any approval stipulated in this section.

Table 6.1 Allowed Uses by Zone															
SEC-TION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Accessory Use, Drive-Through Food-Service										SP	SP	S	SP	
	Accessory Use, Drive-Through Service, Other									SP	SP	S	S	SP	
	Accessory Use	S	S	S	S	S		S	S	S	S	S	S	S	S
622	Adult Oriented Establishment ^c												SP ^c		
624	Agriculture														
	Commercial Farm	S	S	S				S						SP	
	Community Garden	S	S	S	S	S		S	S	S	S	S		SP	S
	Truck Garden	P	P	P	P	P		P	P ^g						P
626	Animals														
	Animal Day Care												S		
	Animal Training Facility												S		
	Grooming ^g								S ^g	S	S	S	S	SP	
	Keeping of Animals	P	P	P	P	P		S							
	Keeping of Hens ^k	P	P	P	P	P			P	P					
	Keeping of Falconry Raptors ^l	P	P	P	P	P			P	P					
	Kennel	SP	SP					SP	SP				S		
	Stable	SP	SP					SP							
	Veterinary Hospital	SP	SP	SP	SP	SP		SP	SP	SP	S		S	SP	
	Business & Personal Service														
	≤1,500 sf gross leasable space					SP			SP ^g	P	P	P	P	SP	
	>1,500 sf to ≤10,000 sf gross leasable space ^g					SP			SP ^g	SP	S	s	S	S	
	>10,000 sf gross leasable space										SP	S	SP	SP	
628	Cemetery	SP	SP	SP	SP	SP		SP	SP	SP	SP				
630	Civic Club, Lodge or Assoc. (non-profit)								SP ^g	SP	S	S	S	SP	
632	Community Residence														
	Mentally Ill Adults - Group Home	P	P	P	P	P		P	P	P	P				
	Mentally Retarded Persons - Group Home	P	P	P	P	P		P	P	P	P				
	Sober House & Drug Treatment Facility	P	P	P	P	P		P	P	P	P				
634	Conference Center Development										SP	SP	SP	SP	
636	Day Care														

Table 6.1 Allowed Uses by Zone															
SEC-TION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Adult Day Care	SP	SP	SP	SP	SP		SP	SP	SP	SP	S	SP	SP	
	Child Day Care, Nursery School & Group Day Care Home	SP	SP	SP	SP	SP		SP	SP	SP	SP	S	SP	SP	
	Family Day Care Home (Children)	P	P	P	P	P		P	P	P	P	P			
638	Food Service														
	Catering Facility & Food Processing Establishment									S	S	S	S		
	Outdoor Cafe									P ⁿ	P ⁿ	P ⁿ	P ⁿ		SP ⁿ
	Restaurant									S	S	S	S	S	
	Take-out Food Service										S	S	S		
	Funeral Home										SP	SP	SP		
	Golf Course & Country Club	SP	SP	SP	SP	SP		SP							
640	Health Care Facility														
	Hospital										SP	SP			
	Nursing Home					SP					SP	SP			
	Medical Office (See Office Building)														
	Rehabilitation Facility - Out-Patient	SP	SP	SP		SP				SP	SP	S			
642	Heliport											SP			
644	Home Occupation	P/S/ SP	P/S/ SP	P/S/ SP	P/S/ SP	P/S/ SP		P/S/ SP	P/S/SP	P/S/SP	P/S/SP	P/S/ SP	P/S/ SP		
	Library & Museum	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	SP
646	Lodging														
	Bed & Breakfast							SP	SP	SP	SP			SP	
	Hotel / Motel										SP	SP	SP ^c	SP	
	Inn										SP	SP		SP	
	Roomers & Boarders	P	P	P	P	P		P	P	P	P				
	Rooming & Boarding House	SP	SP	SP	SP	SP					SP	S			
648	Manufacturing														
	Accessory Use										S	S	S		
	Primary Use														
	Light Manufacturing										S	S	S	SP	
	Heavy Manufacturing												S		
677	Marijuana Dispensaries + Production Facilities ⁿ														
	Medical Marijuana Dispensaries ^p										S ^o	S			
	Medical Marijuana Production Facilities												S		
650	Motor Vehicle Uses														
	Gas Station, Service & Repair, Rental									SP ^{fg}	SP	SP	SP		
	Car Sales											SP	SP		
	Vehicle Storage												SP		
	Accessory Use		P	P	P	P									
	Natural Resource Removal ^b	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	Office Building (including Medical)														
	≤1,500 sf gross leasable space								SP ^g	SP	P	P	P	P	
	>1,500 sf to ≤10,000 sf gross leasable space ^g								SP ^g	SP	S	S	S	S	
	>10,000 sf to ≤20,000 sf gross leasable space										SP	S	S	S	
	>20,000 sf gross leasable space										SP	S	S	SP	
	Open Space Development	SP	SP	SP	SP				SP		SP				

Table 6.1 Allowed Uses by Zone

SEC- TION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Place of Public Assembly							SP	SP	SP	SP	SP	SP	SP	P
658	Place of Worship	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	
660	Preservation of Historic Structure	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
662 ^k	Public Use & Public Utility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
656	Parking Garage										SP	S	SP	SP	SP
	Public Parking Lot ^e								SP ^g	SP ^{eg}	SP	S	SP	SP	SP
	Recreation & Fitness, Commercial														
	≤10,000 sf gross leasable space									SP	SP	S	S	SP	
	>10,000 sf gross leasable space										SP	S	S	SP	
	Residential														
620	Single-Family Accessory Dwelling Unit	P	P	P	P	P		S	S	S	S	S			
	Accessory Dwelling Unit, Other	P	P	P	P	P		P	P	SP	P	P		P	
652	Multi-Family Dwellings														
	Adaptive Re-use to Multi-Family		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Managed Residential Care Community ^f		SP	SP	SP	SP			SP	SP ^f	SP	SP		SP	
	New Construction				SP	SP				SP	SP	SP		SP	
	Low Density														
	Single-Family	P	P	P	P	P		P	P	P	P	P			
	Two-Family ^f					P				P ^f	P				
	Three-Family ^f					P				P ^f	P				
	Refuse Disposal														
664	Resource Recovery, Transfer Station, Volume Reduction Facility												SP		
	Research, Development & Medical Lab.										SP	S	S		
666	Retail and Financial Services														
	≤1,500 sf gross leasable space								SP ^g	P	P	P	S	SP	
	>1,500 sf to ≤5,000 sf gross leasable								SP ^{gj}	S/SP ⁱ	S	S	S	SP	
	>5,000 sf to ≤10,000 sf gross leasable space ^g								SP ^{gj}	S/SP ⁱ	S	S	SP	SP	
	>10,000 sf to ≤20,000 sf gross leasable space									SP	SP	S	SP	SP	
656	>20,000 sf to 250,000 sf gross leasable space ^d										SP ^{dh}	SP ^d	SP		
	Farmers Market	S	S	S	S	S		S	S	S	S	S		S	S
	Sale of Alcohol, Package Store ^{gj}								SP ^{gj}	SP	SP	S	SP		
	Sale of Fire Arms												SP		
668	Schools														
	Business School ≤50 students at peak ^g									SP ^g	S	S	S	S	
	Business School >50 students at peak ^{f g}									SP ^{f g}	SP	SP	S	S	
	College & University	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Dormitories		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Elementary & Secondary School	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
	Regional Educational Service Center	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
641 ^m	Spas, Meditation and wellness Centers ^m									SP ^m	SP ^m	SP ^m			
	Storage														

Table 6.1 Allowed Uses by Zone															
SEC- TION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Warehouse & Wholesale w/ indoor storage										SP		S		
654	Outdoor Storage														
	Accessory Use										SP		SP		
	Primary Use												SP		
670	Student Housing	P	P	P	P	P		P	P	P	P	P			
672	Telecommunications Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
676	Wind Energy Conservation System ^f	SP	SP	SP	SP	SP		SP	SP	SP ^f	SP	SP	SP	SP	

P - Zoning Permit

S-Site Plan Application

SP-Special Permit Application

Blank Space - Not Allowed

M - Manufacturing

NC - Newhall Center

TG - Town Green District

^a Use shall not be allowed in T3 or T4 Zones along Whitney Avenue between Walden Street and Glendower Road.

^b See Section 520.8

^c Allowed in Manufacturing Zone on Sherman Avenue, Corporate Ridge, Crestway, Overlook Drive and Rossotto Drive only.

^d Not allowed on Whitney Avenue.

^e No multi-story parking structure shall be permitted in a T3.5 Zone.

^f Use shall not be allowed between Walden and Glendower Streets.

^g Use shall not be allowed along Whitney Avenue north of West Woods Road.

^h Use shall not be allowed on Leeder Hill Drive, Hamden Hills Drive, Mix Avenue or Arch Street

ⁱ Use shall require a Special Permit north of West Woods Road in a T3.5 Zone

^j Use shall not be allowed in T3 Zone between James Street and the I-40 Connector.

^k Amended, July 27, 2010. Effective, August 15, 2010

^l Amended, July 24, 2012. Effective, August 15, 2012

^m Adopted October 27, 2015. Effective November 10, 2015

ⁿ Adopted July 25, 2017. Effective August 17, 2017

^o Limiting locations to Dixwell Avenue, Whitney Avenue and State Street

^p Maximum of 20,000 square feet Gross Leasable Space