

UNIQUE OPPORTUNITY FOR LEASE OR FOR SALE

882-886 Boston Post Road, West Haven, CT

FC FEBBRAIO
COMMERCIAL



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISIONSM

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

OVERVIEW



Available for the first time in SEVENTEEN YEARS! This warehouse/flex property, formerly occupied by CPI (Car Parts International) is available for sale or lease. The buildings footprint is 3,535 SF and features 11' ceilings throughout. Two overhead doors allow for easy access to the warehouse area and the layout offers mostly open space with a private office near the front of the building. Open floorplan provides immense flexibility to reconfigure space to Tenant or Buyer's needs.

Property has parking available behind building and adjacent to building on Norfolk Street.

Property Details

- RSF: 3,535
- Land: 0.14 Acres
- Taxes: \$8,793.10 (2023)
- Ceiling: 11'
- Heat: Gas
- AC: To be installed
- Power: 3 Phase - 200 AMP
- Access: 2 Overhead Doors
- Parking: Ample
- Zone: RB

For Sale at \$550,000.00

For Lease at \$15.00/SF/Yr MG



882-886 Boston Post Road, West Haven, CT 06516

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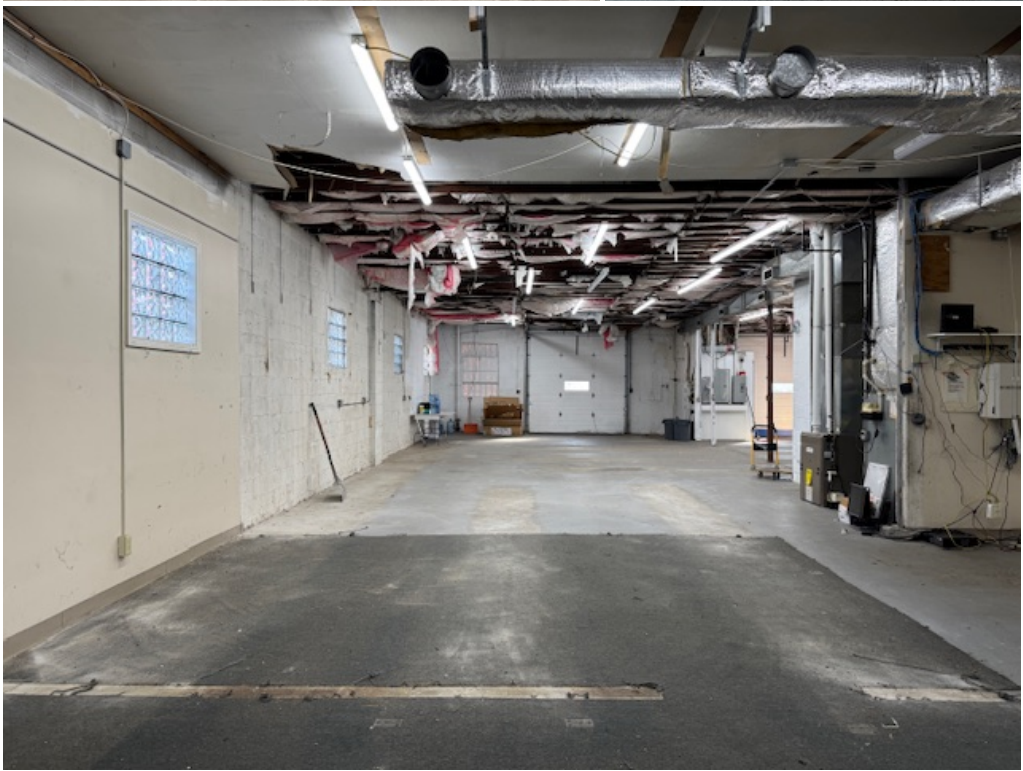
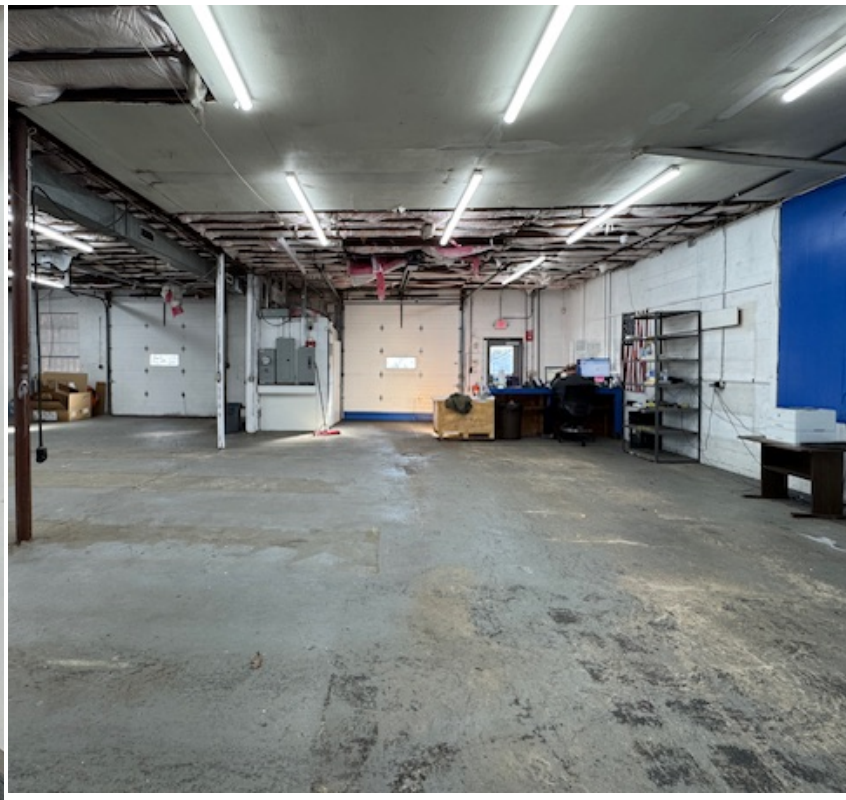
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Project 1

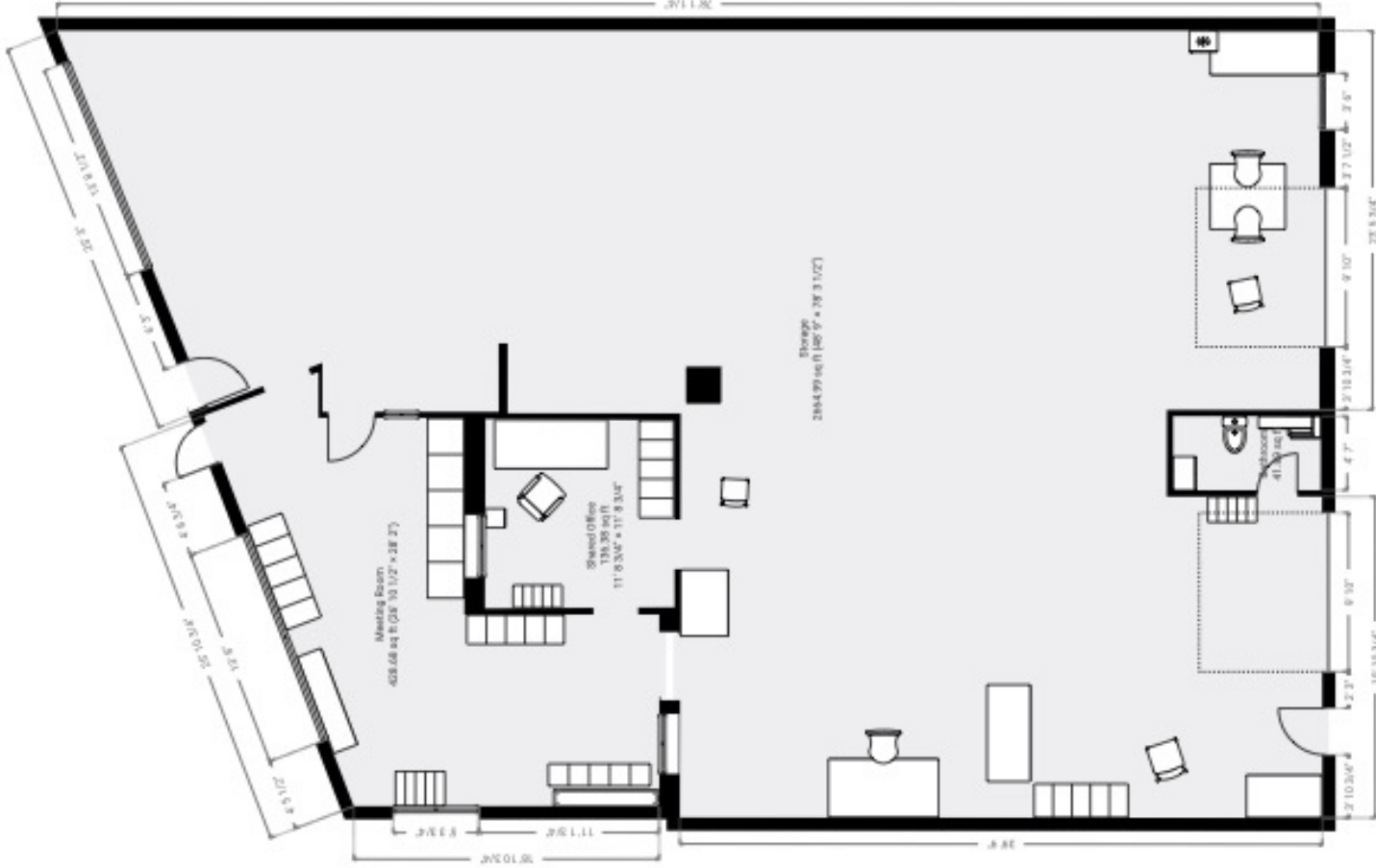
882-886 Boston Post Rd, 06516, West Haven, CT, United States

TOTAL AREA: 3535.32 sq ft • LIVING AREA: 3535.32 sq ft • FLOORS: 1 • ROOMS: 4

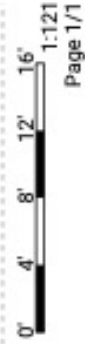


▼ Ground Floor

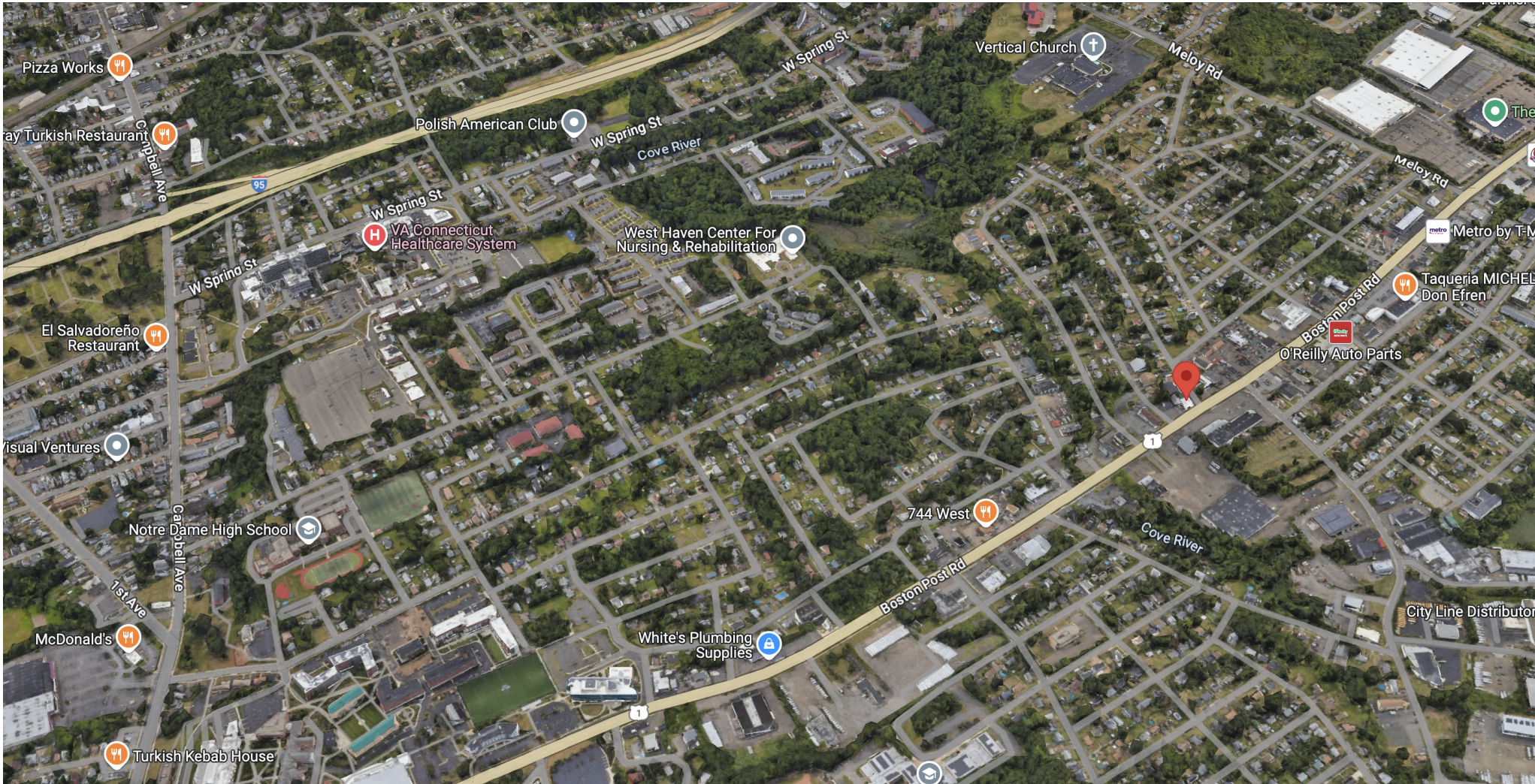
TOTAL AREA: 3535.32 sq ft • LIVING AREA: 3535.32 sq ft • ROOMS: 4



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPHA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



LOCATION



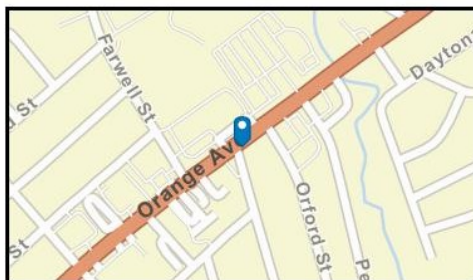
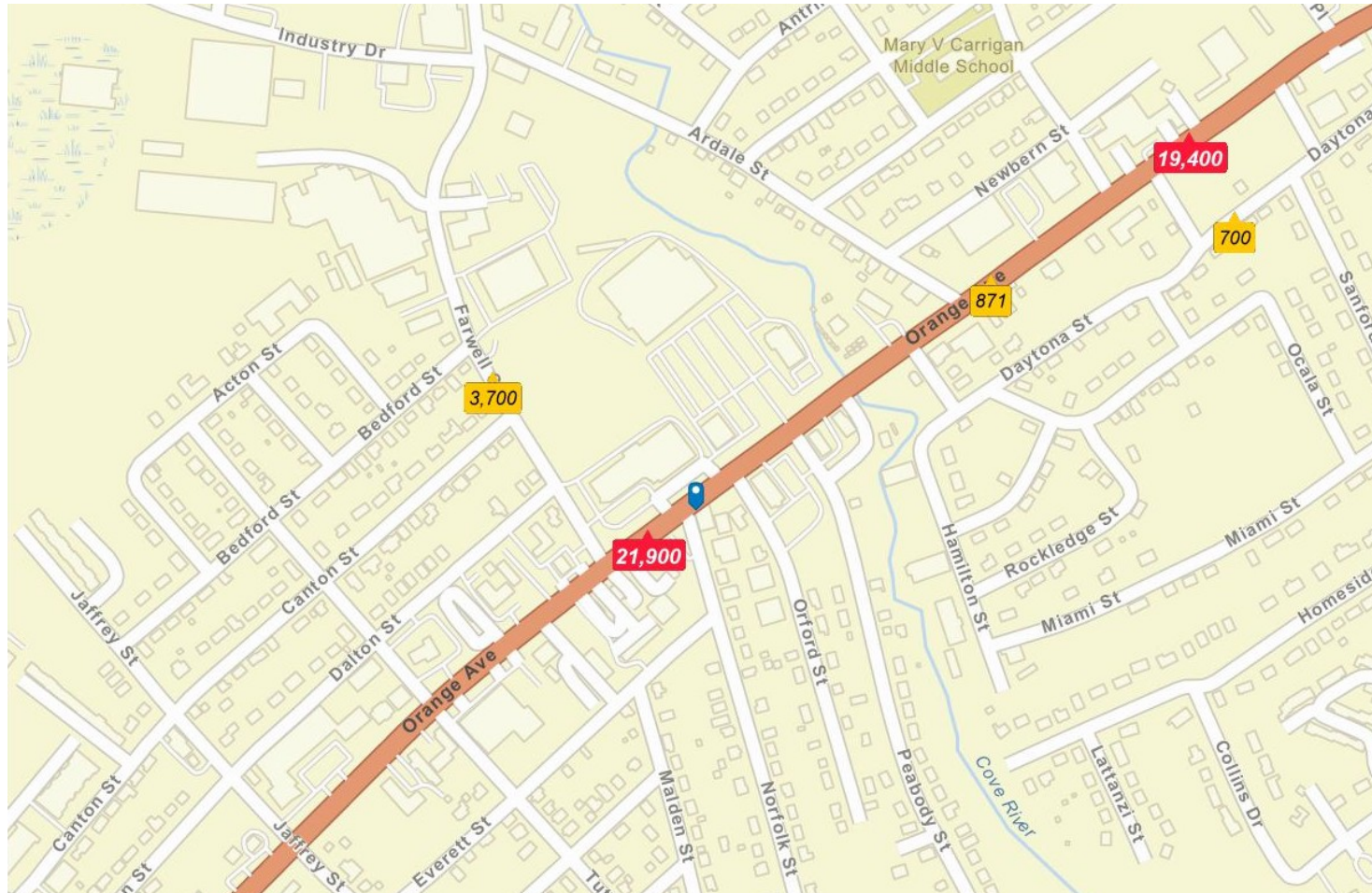
Located less than 5 minutes away from University of New Haven and roughly 15 minutes away from Downtown New Haven. Property is located directly on Boston Post Road with excellent visibility and 16,100 VPD. National and Regional Tenants are also minutes away.

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Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Traffic Count Map - Close Up

886 Boston Post Rd, West Haven, Connecticut, 06516
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.28570
Longitude: -72.97650



Lucas Peter

VP Sales Associate

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Febbraio Commercial Team
at Berkshire Hathaway
HomeServices New England



ABOUT LUCAS

Lucas M. Peter started his professional career in the automotive industry in 2012 when he attended Porter and Chester Institute for his automotive certification. He completed the program in 2013 and shortly thereafter was hired by Mercedes-Benz of Fairfield. He was an MB technician from 2013-2015 and then transferred to Porsche of Fairfield in October of 2015. While working at the Porsche dealership, he obtained a real estate license after completing the requirements from the Connecticut Real Estate Institute in 2016 as started as a part time agent.

In March of 2020, at the beginning of the Pandemic, Lucas had the opportunity to dive into real estate full time after being furloughed and has been building his career as an agent ever since. Lucas has worked on numerous sale and lease transactions for office, retail, restaurant and industrial spaces and is beginning to expand into investment sales in the market. Lucas has gained experience as both a Tenant Rep and Landlord Rep in the above-mentioned transactions.

Team Specialties

- Business Sales
- Office Leasing & Sales
- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation