

100 GANDO DRIVE

New Haven - Connecticut

FOR LEASE

+/- 50,000 SF HIGH BAY WAREHOUSE / +/- 18,800 SF OFFICE SPACE



G

THE CORDIDO GROUP



LUCE

STAR

NEW HAVEN BUSINESS

100 Gando Drive
New Haven, Connecticut
New Haven County



KEY HIGHLIGHTS

Location and Access

- **Exceptional location with high visibility** from Interstate 91 with easy access to and from Exits 8 and 9.
- 5-minute drive time to the Interstate 91 & 95 conjunction- the primary north–south thoroughfares in New England.
- Local proximity to a strong labor force, large customer market, and New Haven’s strong economy and diverse amenity base.

Building and Space

- **Extensive** on-site parking / outdoor staging area.
- Partially owner-occupied with strong pride in ownership shown throughout the many recent capital improvements.
- Warehouse space in excellent condition and ready for tenants' operational needs.
- **Turnkey** office space immediately adjacent to the warehouse area allowing for all operations under one roof.



100 Gando Drive
New Haven, Connecticut
New Haven County

PROPERTY OVERVIEW

ADDRESS:	100-118 GANDO DRIVE, NEW HAVEN, CT 06513
PROPERTY TYPE:	INDUSTRIAL- WAREHOUSE / OFFICE
BUILDING SIZE :	162,136 SF
LOT SIZE:	13.86 ACRES (603,741 SF)
YEAR BUILT/ RENOVATED:	1985 / 2006
ZONING:	IL – LIGHT INDUSTRIAL
CEILING HEIGHT:	25'
FOUNDATION:	POURED CONCRETE SLAB
ROOF TYPE:	FLAT RUBBER MEMBRANE
PARKING:	360 +/- SPACES ON SITE
FRONTAGE:	500 +/- FEET OF FRONTAGE ALONG INTERSTATE 91. EXTREMELY HIGH VISIBILITY!
REAL ESTATE TAXES (2023) :	\$211,795 (\$1.31 PSF)
UTILITIES:	NATURAL GAS, CITY WATER & SEWER
SPACE AVAILABLE:	WAREHOUSE: Up to 50,000 SF OFFICE SPACE: 1 ST FLOOR 9,400 SF 2 ND FLOOR 9,400 SF
PRICING:	UPON REQUEST



100 Gando Drive
New Haven, Connecticut
New Haven County

SUBJECT TO ERRORS AND OMISSIONS



THE CORDIDO GROUP



OWNER
OCCUPIED

AVAILABLE



100 Gando Drive
New Haven, Connecticut
New Haven County





GANDO DRIVE

OWNER-OCCUPIED

OFFICE SPACE

Parking / Staging Area

Loading Dock

HIGH BAY WAREHOUSE

100 Gando Drive
New Haven, Connecticut
New Haven County

SUBJECT TO ERRORS AND OMISSIONS



BUILDING SPECIFICATIONS

STRUCTURAL

DIMENSIONAL

UTILITIES

PROPERTY TYPE: Industrial
SUB TYPE: Warehouse/Distribution/
Manufacturing
ZONING: IL (Light Industrial)
WALL TYPE: Insulated Metal Panels
ROOF TYPE: Flat Rubber Membrane
FLOOR SLAB: 6" Reinforced Concrete Slab

PREMISES: +/- 50,000 SF (Warehouse)
+/- 18,800 SF (Office)
BUILDING SIZE: +/- 162,136 SF
CEILING HEIGHTS: 25'
COLUMN SPACING: 42'x42'
LOADING: One (1) 12'x14' Overhead Door, One
Loading Dock With Room For
Additional Doors
PARKING: +/-275 Spaces Adjacent to Premises

ELECTRIC/GAS: Southern Connecticut Gas Co.
HEAT: Forced Air & Suspended Gas Fired Units
A/C: 100% Throughout in Office Space
LIGHTING: Mix of LED Units & Fluorescent Lighting
WATER: South Central Regional Water Authority
SEWER: GNHWPCA- City Sewer
SPRINKLERS: 100% Wet System
POWER: 2,000 KVA Pad Mounted Transformer
2,400 amps/277 & 480v/3-phase with
Multiple Secondary Switchboards. Full
Building Backup Generator & Solar Panels



100 Gando Drive
New Haven, Connecticut
New Haven County

SUBJECT TO ERRORS AND OMISSIONS


THE CORDIDO GROUP



HIGH BAY WAREHOUSE

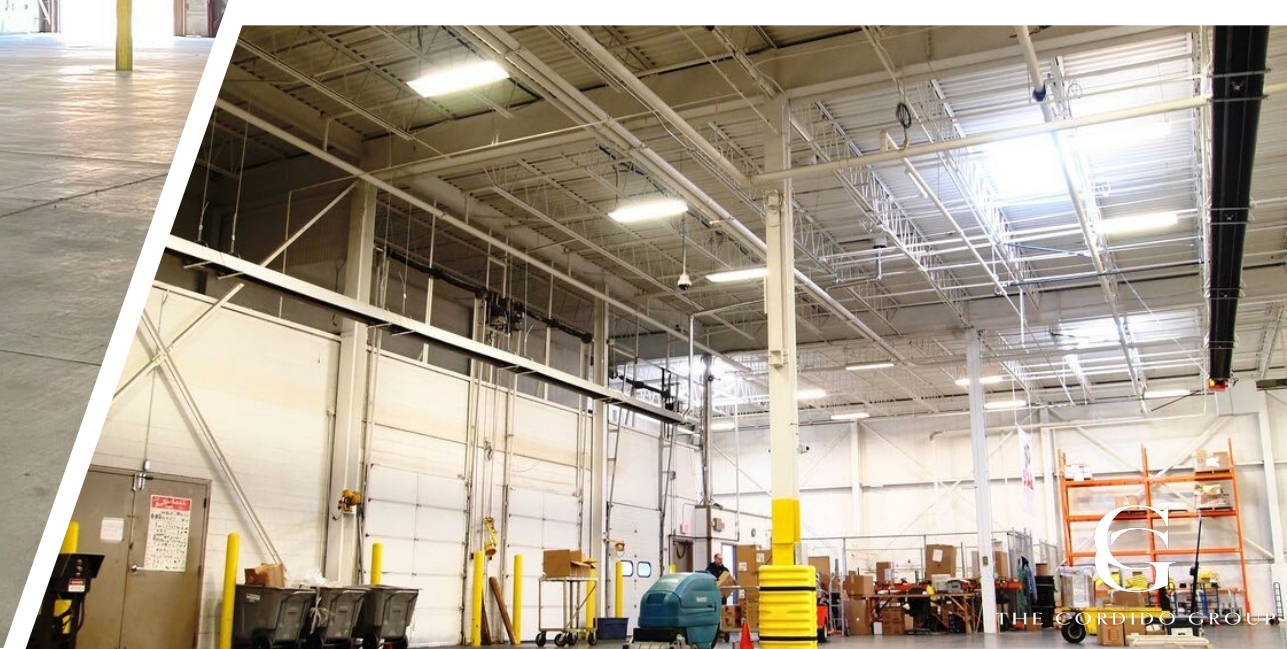
OFFICE SPACE

NEW HAVEN REGISTER
.COM

100 Gando Drive
New Haven, Connecticut
New Haven County


THE CORDIDO GROUP







NEW HAVEN REGISTER
.com

DRIVE TIMES

NEW HAVEN CBD	5 MIN
HARTFORD	32 MIN
STAMFORD	40 MIN
BRADLEY INT. AIRPORT	47 MIN
NEW YORK CITY	90 MIN
BOSTON	125 MIN

2022 DEMOGRAPHICS SUMMARY

DRIVING RANGE	TOTAL POPULATION	TOTAL HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME
5 MILES	237,981	96,302	\$58,076
10 MILES	429,751	171,368	\$71,075
15 MILES	712,136	284,901	\$78,689

100 Gando Drive
New Haven, Connecticut
New Haven County

SUBJECT TO ERRORS AND OMISSIONS





100 GANDO DRIVE
NEW HAVEN, CT



100 Gando Drive
New Haven, Connecticut
New Haven County


THE CORDIDO GROUP



THE CORDIDO GROUP
Brokerage & Advisory

For additional information, please contact:

Ricardo E. Cordido, CCIM
President
The Cordido Group, LLC
142 Temple Street, Suite 101
New Haven, Connecticut 06510
Phone: 203.464.1853