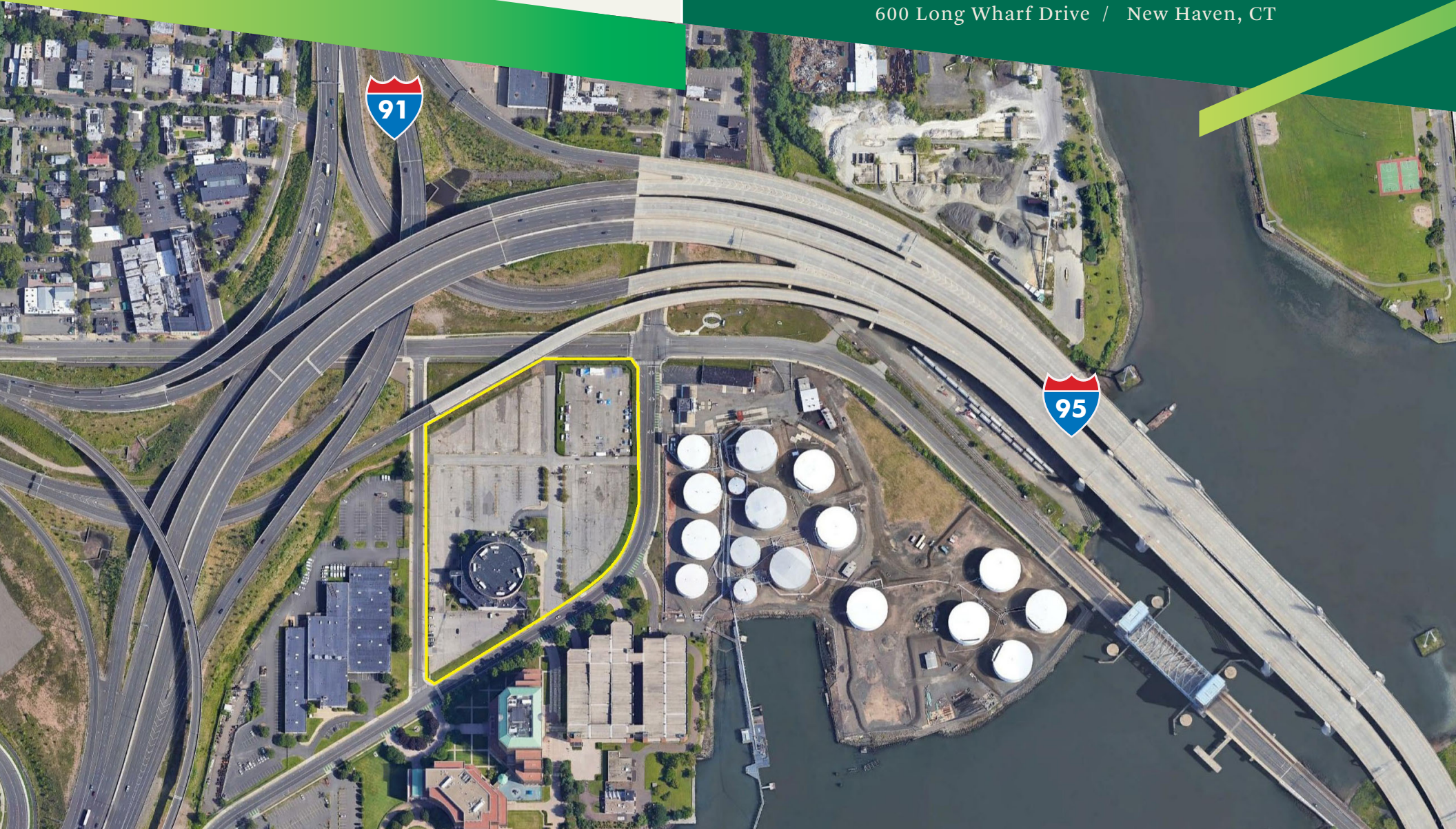


FOR LEASE

# OUTDOOR STORAGE/ PARKING OPPORTUNITY

600 Long Wharf Drive / New Haven, CT

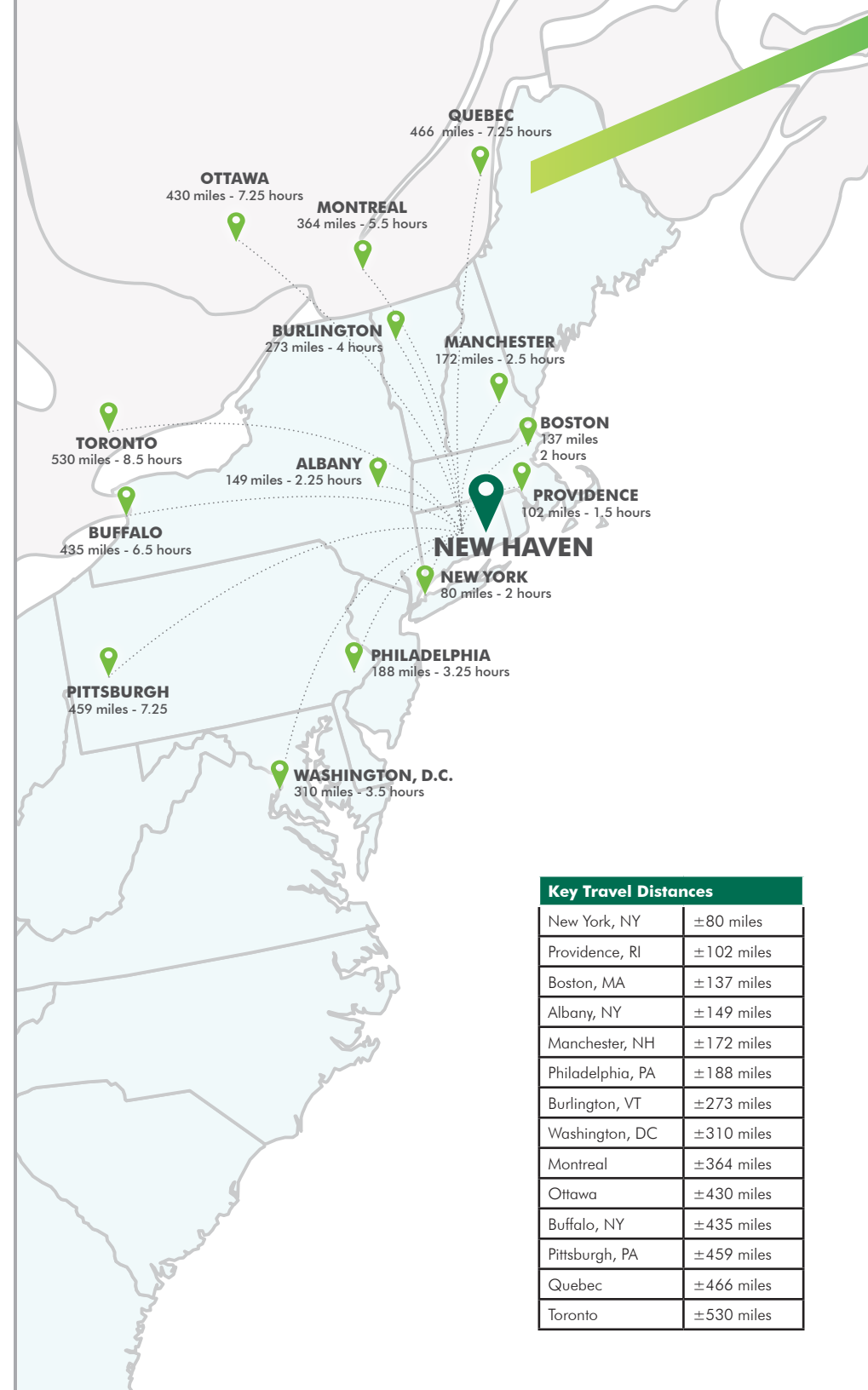
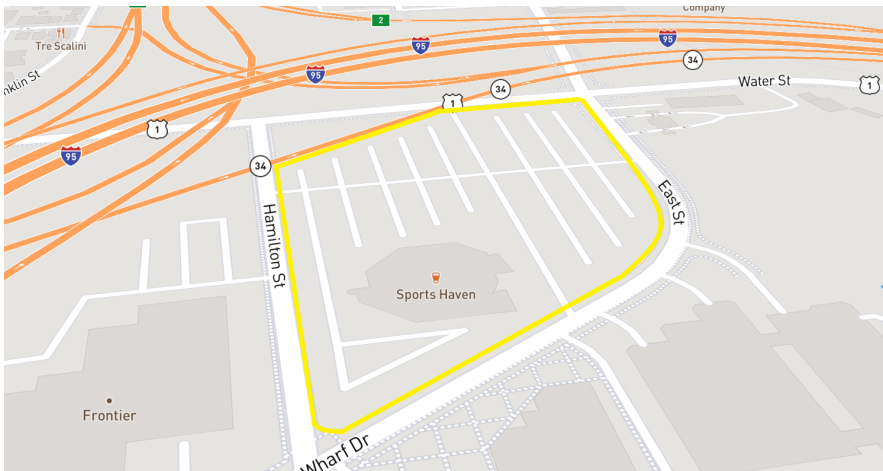


# FOR LEASE

## INDUSTRIAL DEVELOPMENT OPPORTUNITY WITH OUTSIDE STORAGE CAPABILITIES

CBRE is pleased to present for lease 600 Long Wharf Drive in New Haven, a ±8.7 acre development site under new ownership. The site has immediate access to both Interstate 95 (exit 46) and Interstate 91 (exit 2).

- **±8.7 acre development site in an IH zone**
- **Outstanding exposure and access to Interstate 95 and 91**
- **Located in an opportunity zone with tax incentives available**
- **Situated within the Harbor District of New Haven’s Long Wharf Responsible Growth Plan**
- **Walkability to surrounding parks and waterfront**
- **Less than a mile to Union Station**
- **All utilities available**
- **Outside storage available**
- **Site can be used for storage of trucks, trailers, cars and containers**



Key Travel Distances	
New York, NY	±80 miles
Providence, RI	±102 miles
Boston, MA	±137 miles
Albany, NY	±149 miles
Manchester, NH	±172 miles
Philadelphia, PA	±188 miles
Burlington, VT	±273 miles
Washington, DC	±310 miles
Montreal	±364 miles
Ottawa	±430 miles
Buffalo, NY	±435 miles
Pittsburgh, PA	±459 miles
Quebec	±466 miles
Toronto	±530 miles



**PLEASE CONTACT:**

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