

NORTH HAVEN - CONNECTICUT

60 DODGE AVENUE

+/-90,000 SF OF HIGH BAY WAREHOUSE AVAILABLE

EXCEPTIONALLY WELL-LOCATED SUBLEASE



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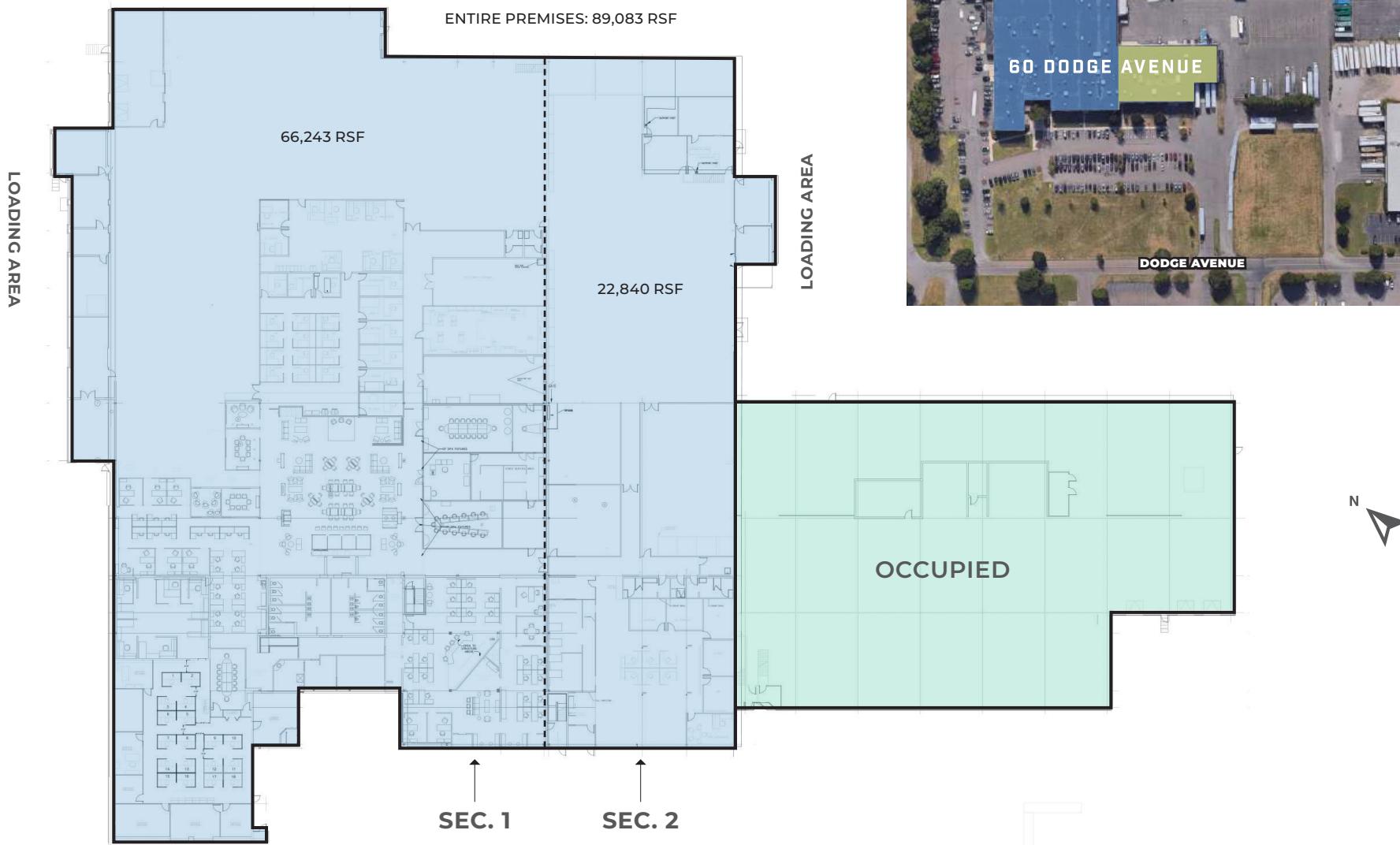
NEWMARK

SPECIFICATIONS

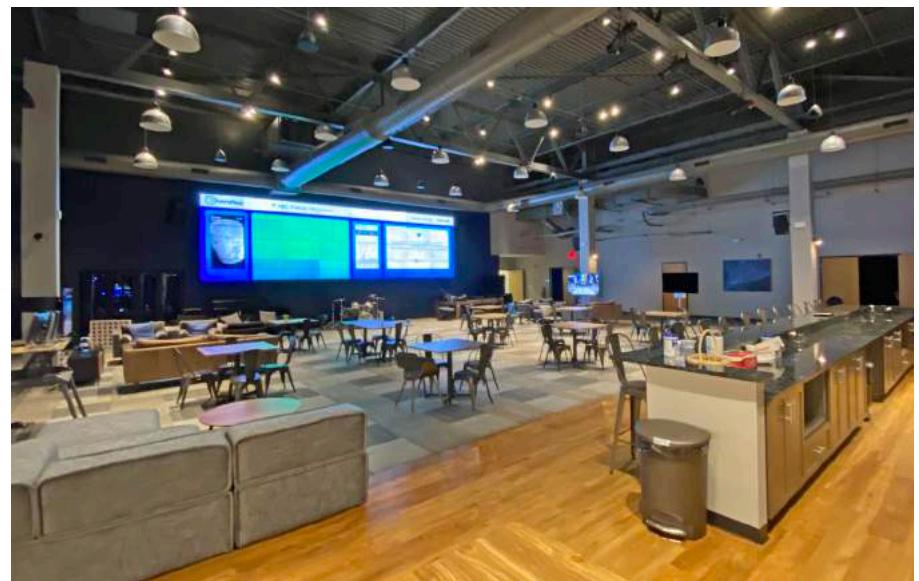
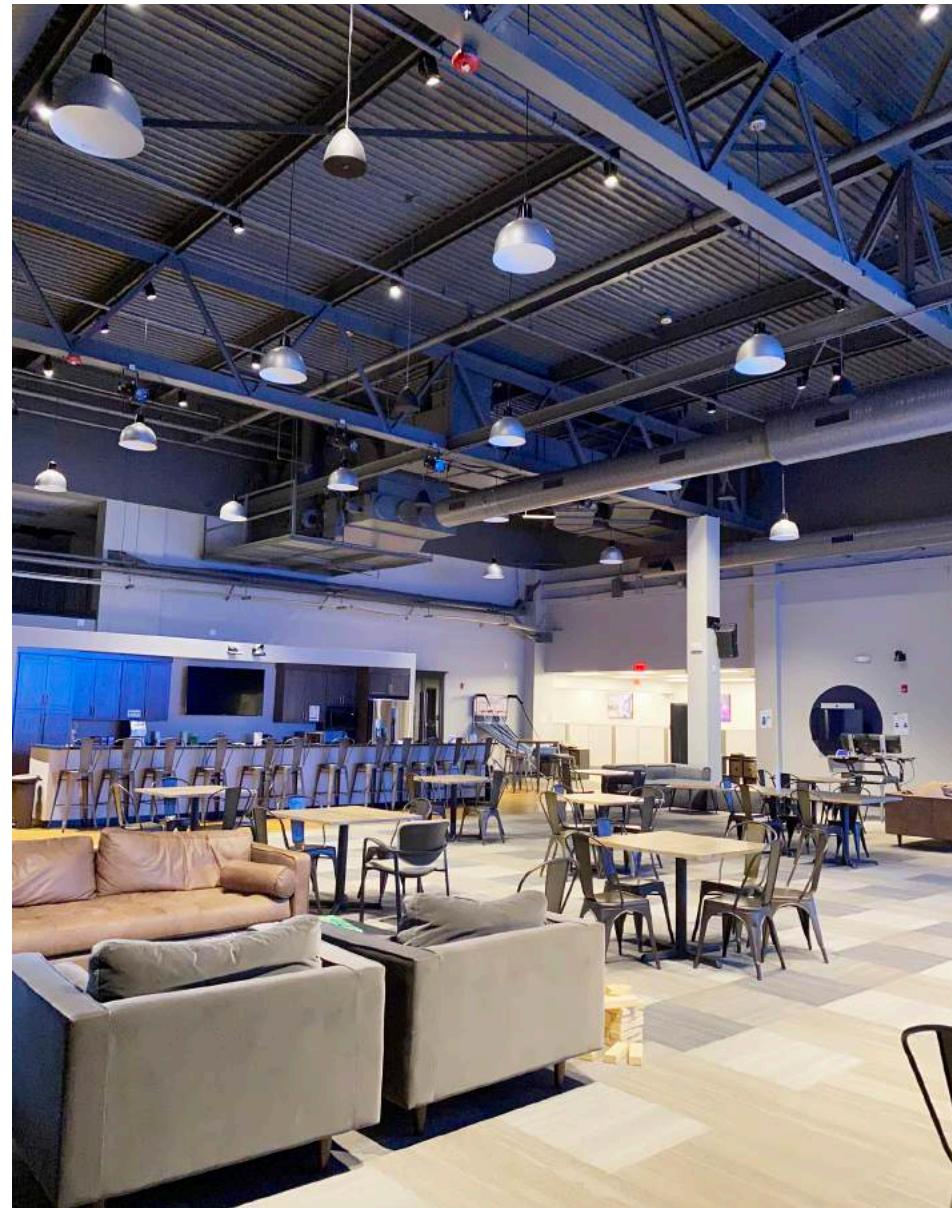


STRUCTURAL		DIMENSIONAL		UTILITIES	
SUBLEASE TERM	Through June 2035	ENTIRE PREMISES	Sec. 1: 66,243 RSF Sec. 2: 22,840 RSF TOTAL: 89,083 RSF	ELECTRIC/GAS	Southern Connecticut Gas Co.
POSSESSION	Arranged	OFFICE	+/-50% (can be delivered with office installation removed)	POWER	2,000a/480v/3phase with multiple secondary switchboards
TYPE	Warehouse/Distribution	BUILDING SIZE	132,640 RSF	HEAT	Forced air & suspended gas fired units
ZONING	IL-80	DIMENSIONS	323' x 260'	A/C	100% throughout
WALL TYPE	Combination of pre-cast concrete block and insulated metal panels	CEILING HEIGHT	Sec. 1: Warehouse: 19' to the beam – 26' to the deck Sec. 2: Warehouse: 23.5' to the beam – 26' to the deck	LIGHTING	Interior: Mix of LED units and fluorescent lighting Exterior: Wall mounted LED units
ROOF TYPE	Flat rubber membrane	COLUMN SPACING	Sec. 1: 38' x 23' Sec. 2: 52' x 24'	WATER	South Central Regional Water Authority
FLOOR SLAB	6" Reinforced concrete slab	LOADING	Sec. 1: (1) 14' x 14' TG Dock Doors; (2) 8'x10' TG Dock Doors w/ leveler; (1) 12'x14' DI Door; (4) 8' x 8' DI Door Sec 2: (1) 8'x10' TG Dock Doors w/ leveler; (1) 16'x18' DI Door; (1) 8' x 8' DI Door	SEWER	Septic
		PARKING	1.37 spaces /1,000 RSF or 181 spaces (expandable)	SPRINKLERS	100% Wet System tied to a 6" riser

AS-BUILT FLOOR PLAN

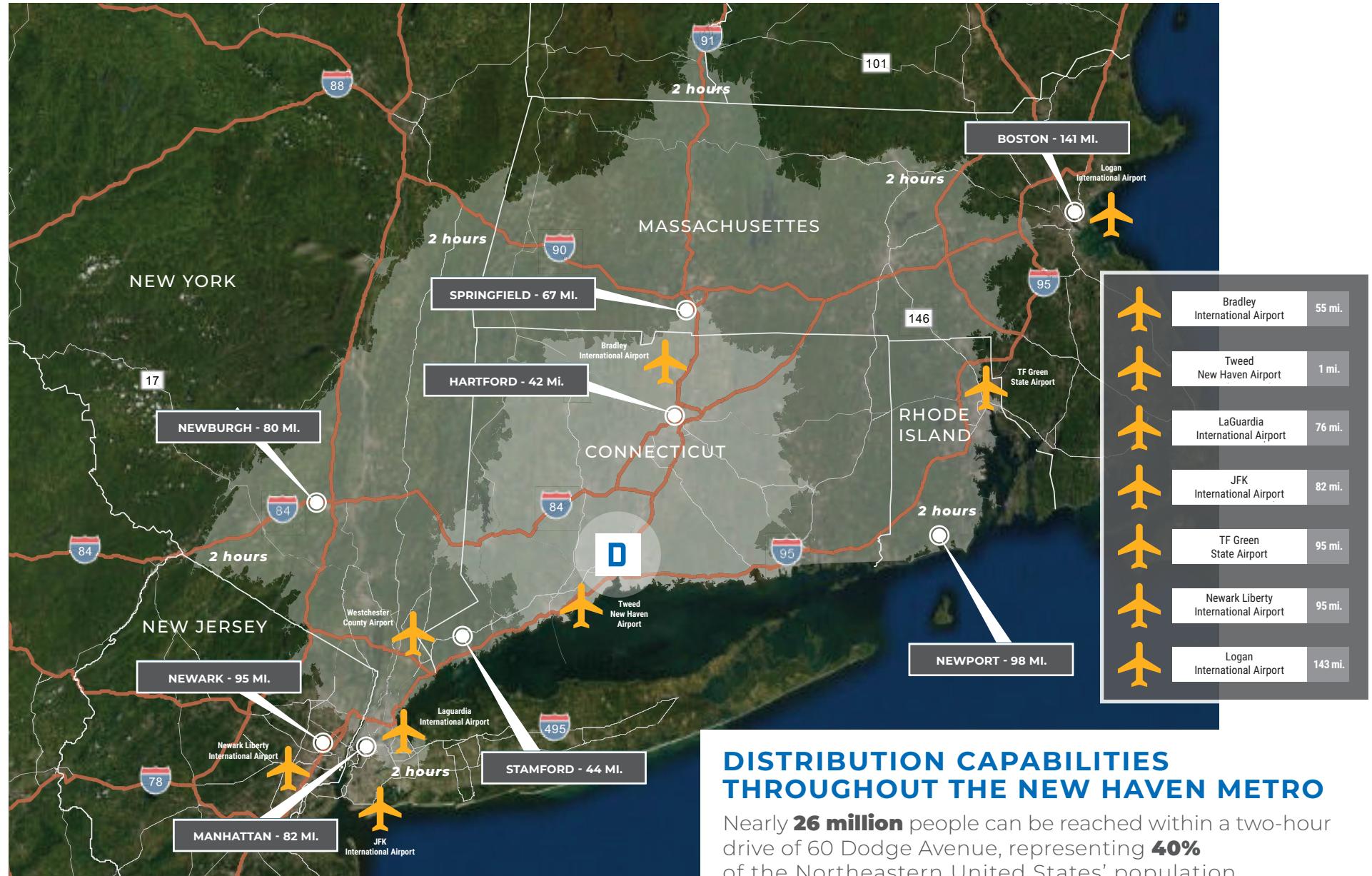


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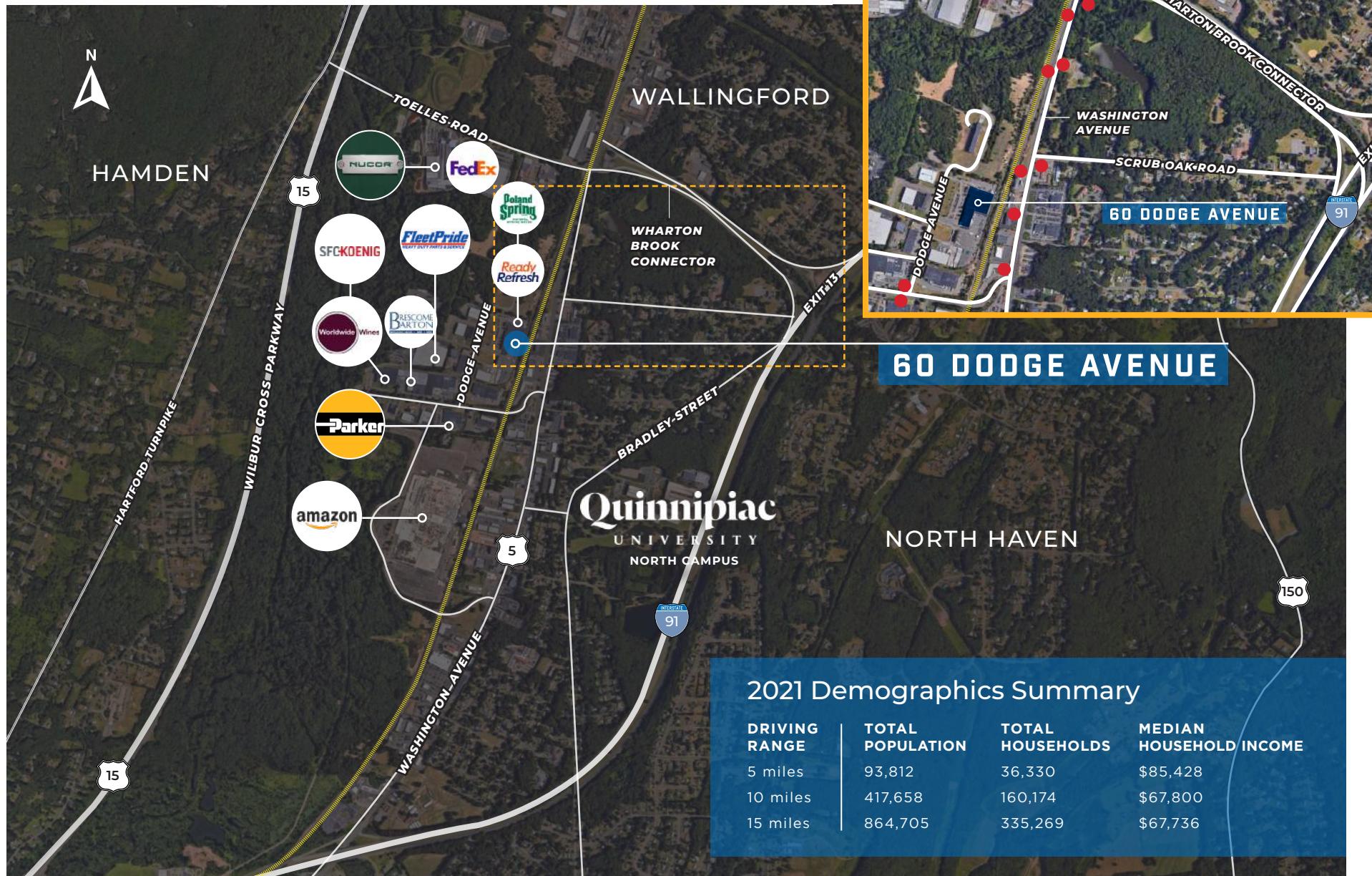




EXTENDED SERVICE AREA



PREMIER LOCATION



60 DODGE AVENUE

Exclusively offered by

NEWMARK

680 Washington Boulevard
Stamford, CT 06901

For more information

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