

NORTH HAVEN - CONNECTICUT

# 60 DODGE AVENUE

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

**EXCEPTIONALLY WELL-LOCATED SUBLEASE**



**BRADLEY SOULES**

Director | 860.305.9019 | [bradley.soules@nmrk.com](mailto:bradley.soules@nmrk.com)

**ART ROSS, SIOR**

Senior Managing Director | 860.803.9938 | [arthur.ross@nmrk.com](mailto:arthur.ross@nmrk.com)

**NEWMARK**

SPECIFICATIONS



STRUCTURAL

SUBLEASE TERM	Through June 2035
POSSESSION	Arranged
TYPE	Warehouse/Distribution
ZONING	IL-80
WALL TYPE	Combination of pre-cast concrete block and insulated metal panels
ROOF TYPE	Flat rubber membrane
FLOOR SLAB	6" Reinforced concrete slab

DIMENSIONAL

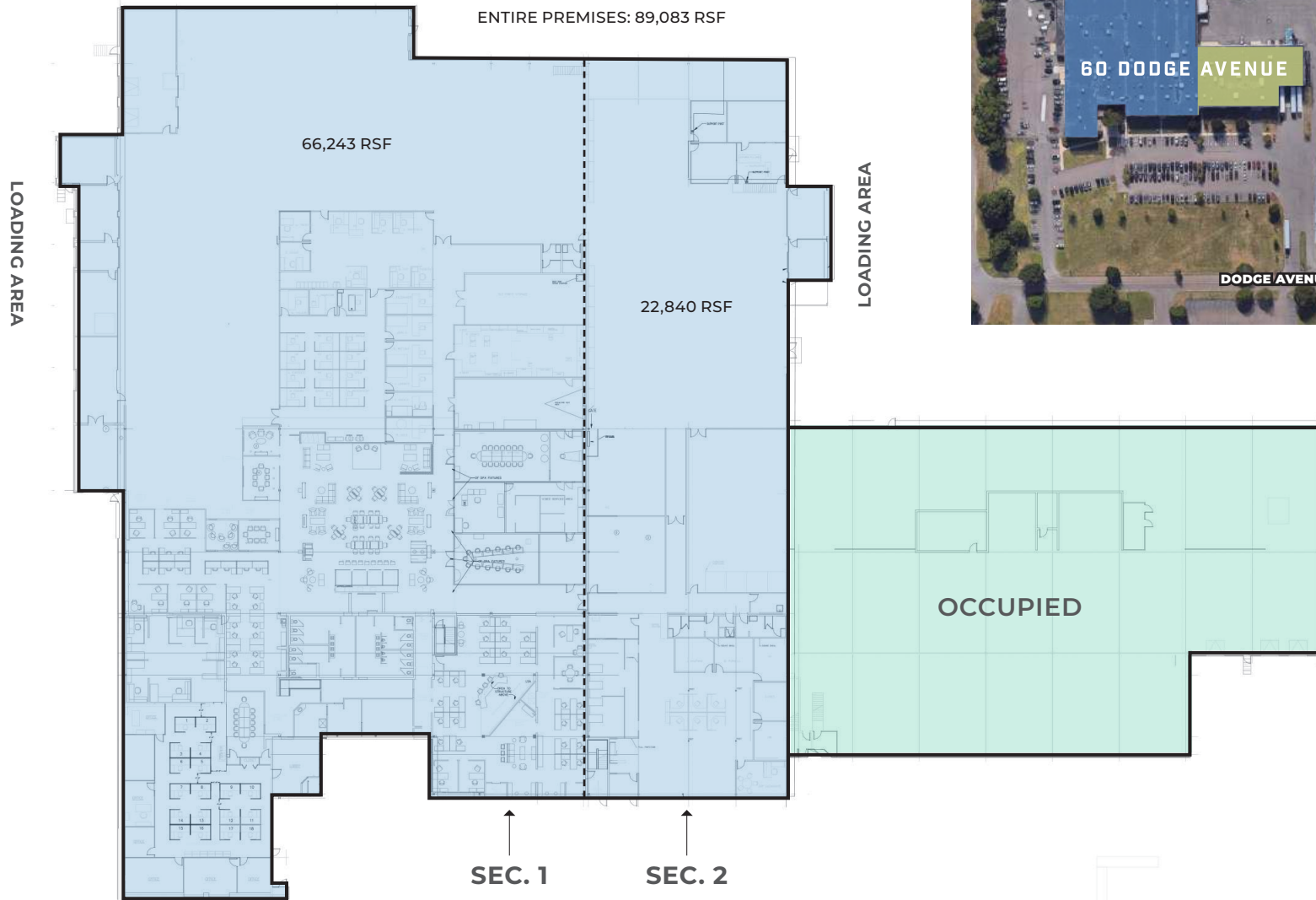
ENTIRE PREMISES	Sec. 1: 66,243 RSF Sec. 2: 22,840 RSF TOTAL: 89,083 RSF
OFFICE	+/-50% (can be delivered with office installation removed)
BUILDING SIZE	132,640 RSF
DIMENSIONS	323' x 260'
CEILING HEIGHT	Sec. 1: Warehouse: 19' to the beam – 26' to the deck Sec. 2: Warehouse: 23.5' to the beam – 26' to the deck
COLUMN SPACING	Sec. 1: 38' x 23' Sec 2: 52' x 24'
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
PARKING	1.37 spaces /1,000 RSF or 181 spaces (expandable)

UTILITIES

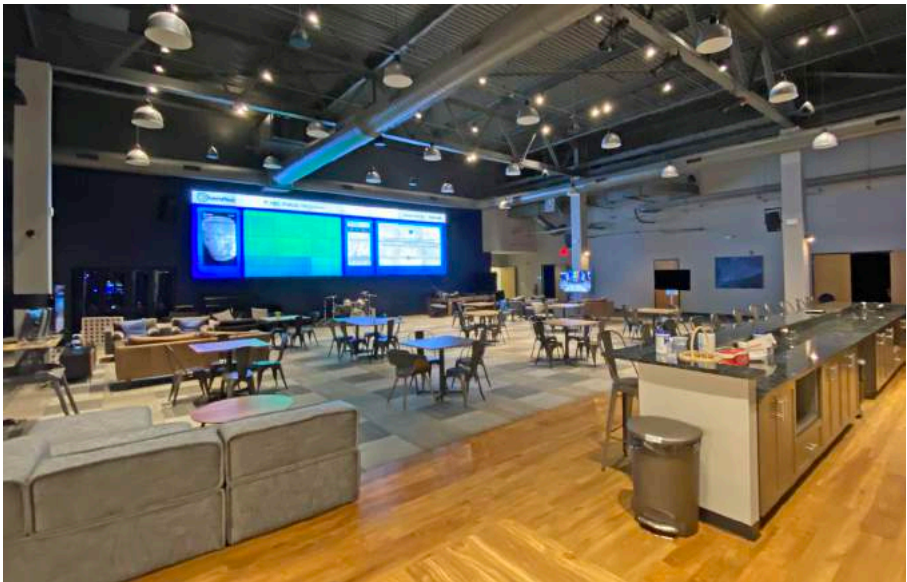
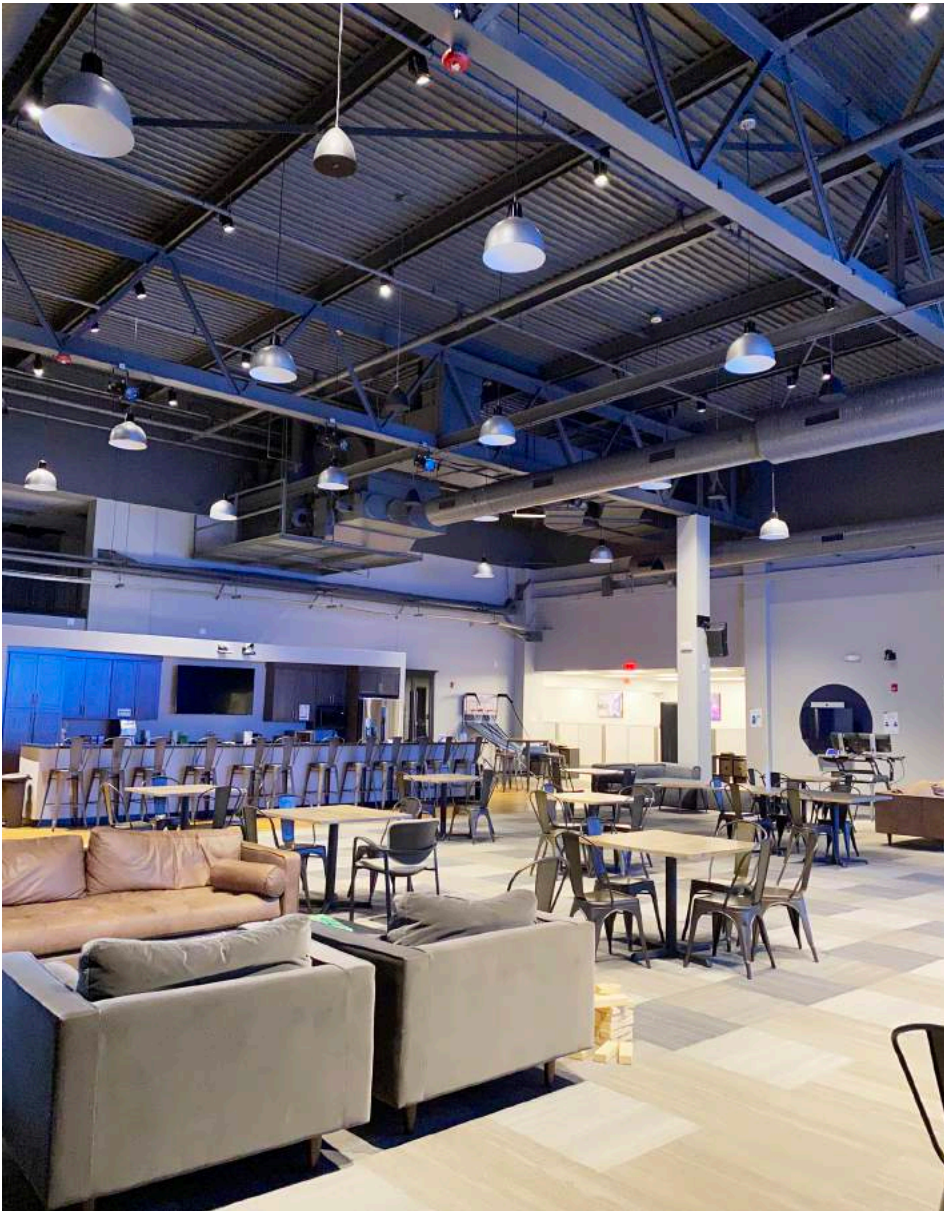
ELECTRIC/GAS	Southern Connecticut Gas Co.
POWER	2,000a/480v/3phase with multiple secondary switchboards
HEAT	Forced air & suspended gas fired units
A/C	100% throughout
LIGHTING	Interior: Mix of LED units and fluorescent lighting Exterior: Wall mounted LED units
WATER	South Central Regional Water Authority
SEWER	Septic
SPRINKLERS	100% Wet System tied to a 6" riser



# AS-BUILT FLOOR PLAN



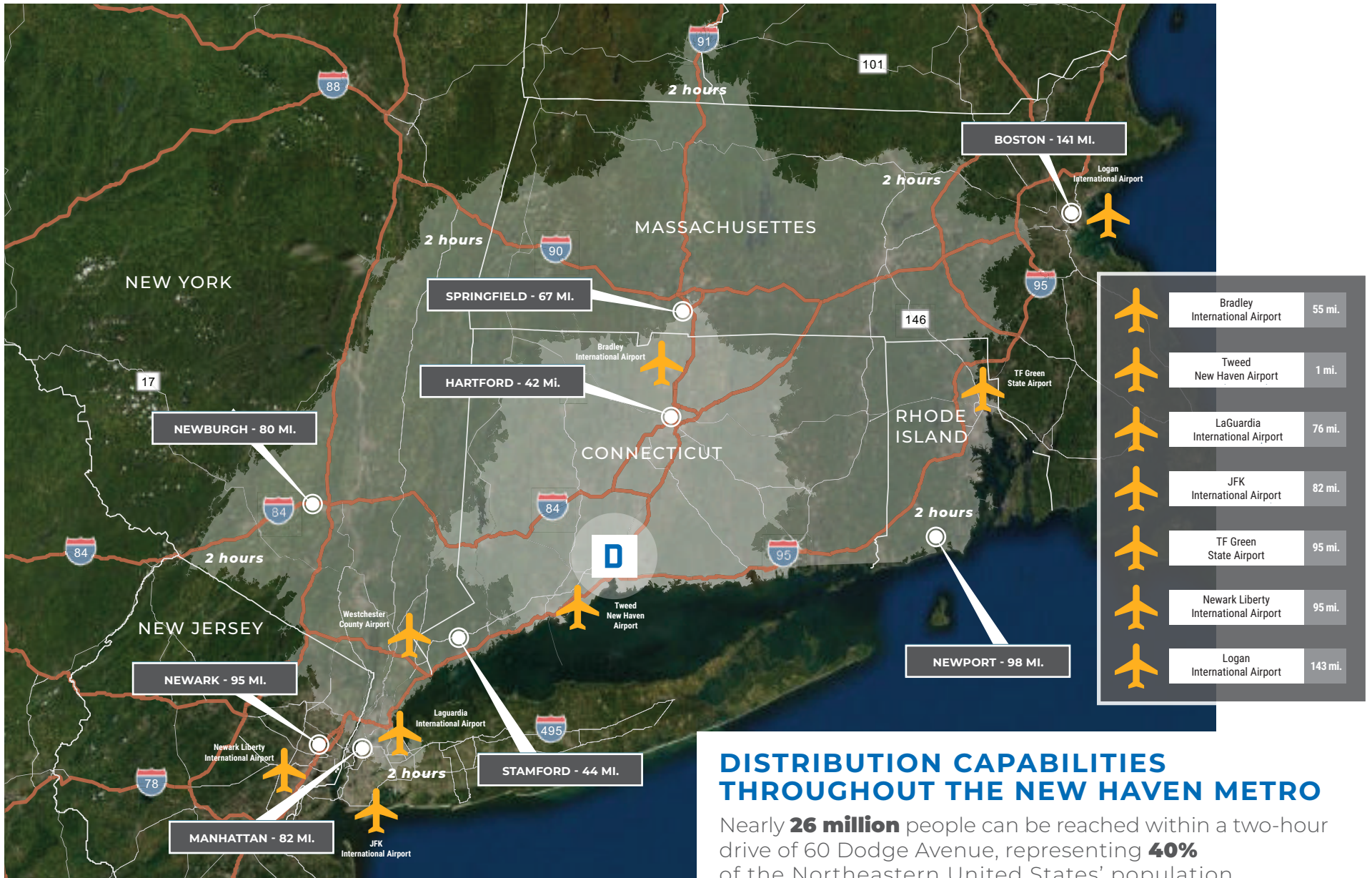
60 DODGE AVENUE





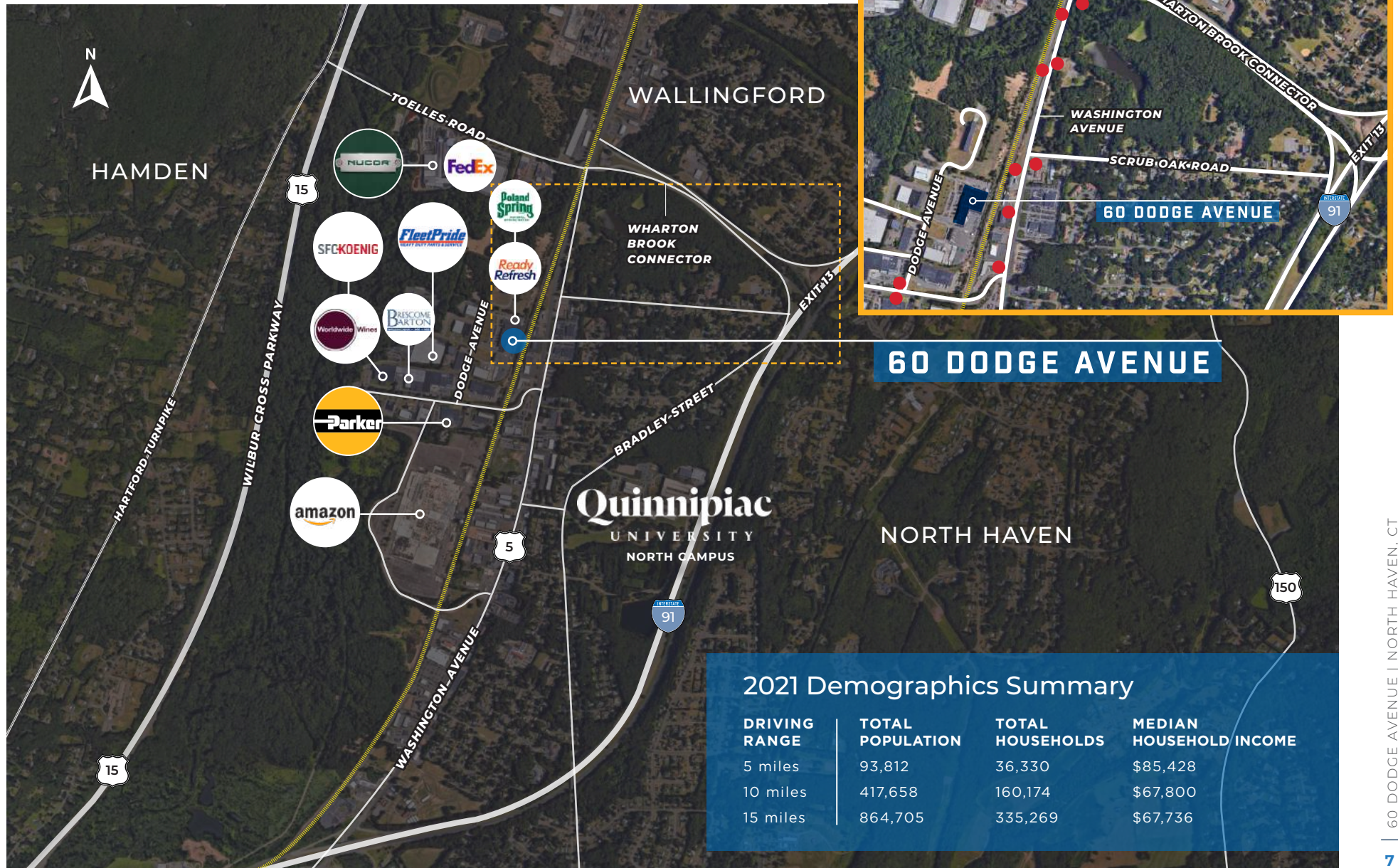


# EXTENDED SERVICE AREA





# PREMIER LOCATION





# 60 DODGE AVENUE

*Exclusively offered by*

## NEWMARK

680 Washington Boulevard  
Stamford, CT 06901

*For more information*

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Director  
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[bradley.soules@nmrk.com](mailto:bradley.soules@nmrk.com)

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860.803.9938  
[arthur.ross@nmrk.com](mailto:arthur.ross@nmrk.com)

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