

KENNETH GINSBERG 203-376-6266 | KEN@KNGREALTY.COM

**FOR LEASE**



**KNG  
REALTY**

(959) CALL-KNG

**AMPLE  
PARKING**



20 MILL STREET  
NEW HAVEN CT

## 25,500 SF WAREHOUSE INDUSTRIAL SPACE

CAN BE SUBDIVIDED | ASSEMBLY OR LIGHT MANUFACTURING

### HIGHLIGHTS

- 25,500 SF WAREHOUSE AND ASSEMBLY SPACE
- 3 OVERHEAD DOORS
- 1 LOADING DOCK
- CLEAR HEIGHT 16'
- HIGH CAPACITY FREIGHT ELEVATOR
- 600 AMP 3 PHASE ELECTRICAL
- LARGE OFFICE & OPEN SPACE ON SECOND FLOOR

EASY ACCESS TO I-95 & I-91  
EXITS #46, 47, & 48



PRICE

**PER REQUEST**

# PROPERTY FACTS

## 20 MILL STREET

<b>Total Building SF</b>	<b>25,500 SF</b>
<b>Available SF</b>	<b>25,500 SF</b>
<b>Year Built</b>	<b>1929</b>
<b>Ceiling Height</b>	<b>11' +/-</b>
<b>Parking</b>	<b>Attached Lot</b>
<b>Stories</b>	<b>2</b>
<b>Overhead Doors</b>	<b>3</b>
<b>Loading Docks</b>	<b>1</b>
<b>Construction</b>	<b>Masonry</b>
<b>Roof</b>	<b>T&amp;G / Rubber</b>
<b>Zoning</b>	<b>IH</b>
<b>Heat</b>	<b>Forced Air</b>
<b>Frontage</b>	<b>219 +/-</b>
<b>Assessment</b>	<b>\$493,290</b>
<b>Mill Rate</b>	<b>39.40</b>
<b>Taxes / SF</b>	<b>\$1.78</b>

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