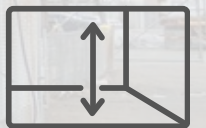


\$2.5M

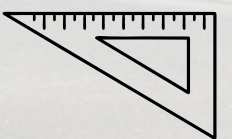
**PROPERTY
FEATURES**



FDA Approvals



20ft Ceilings



19,106 sqft



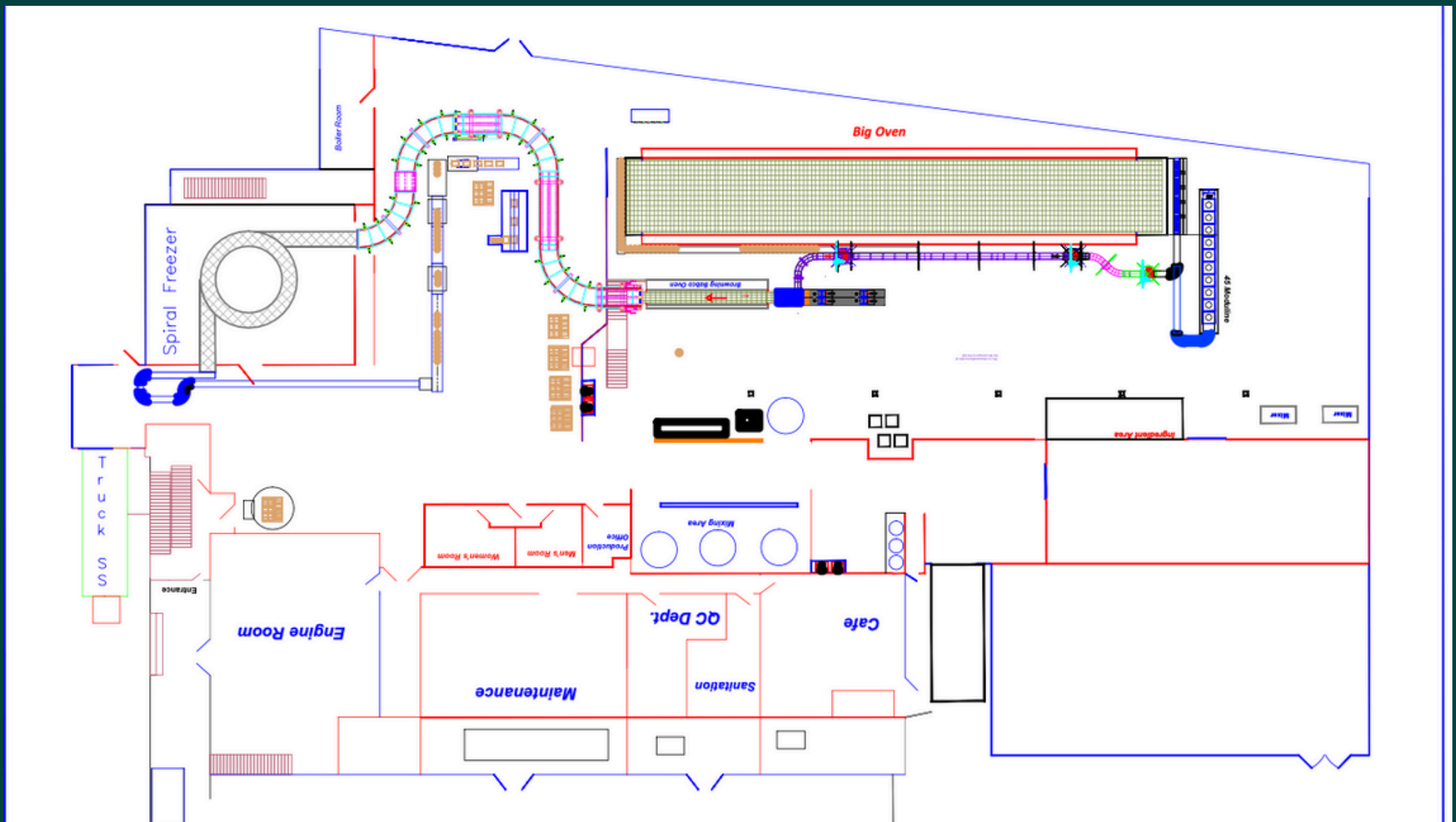
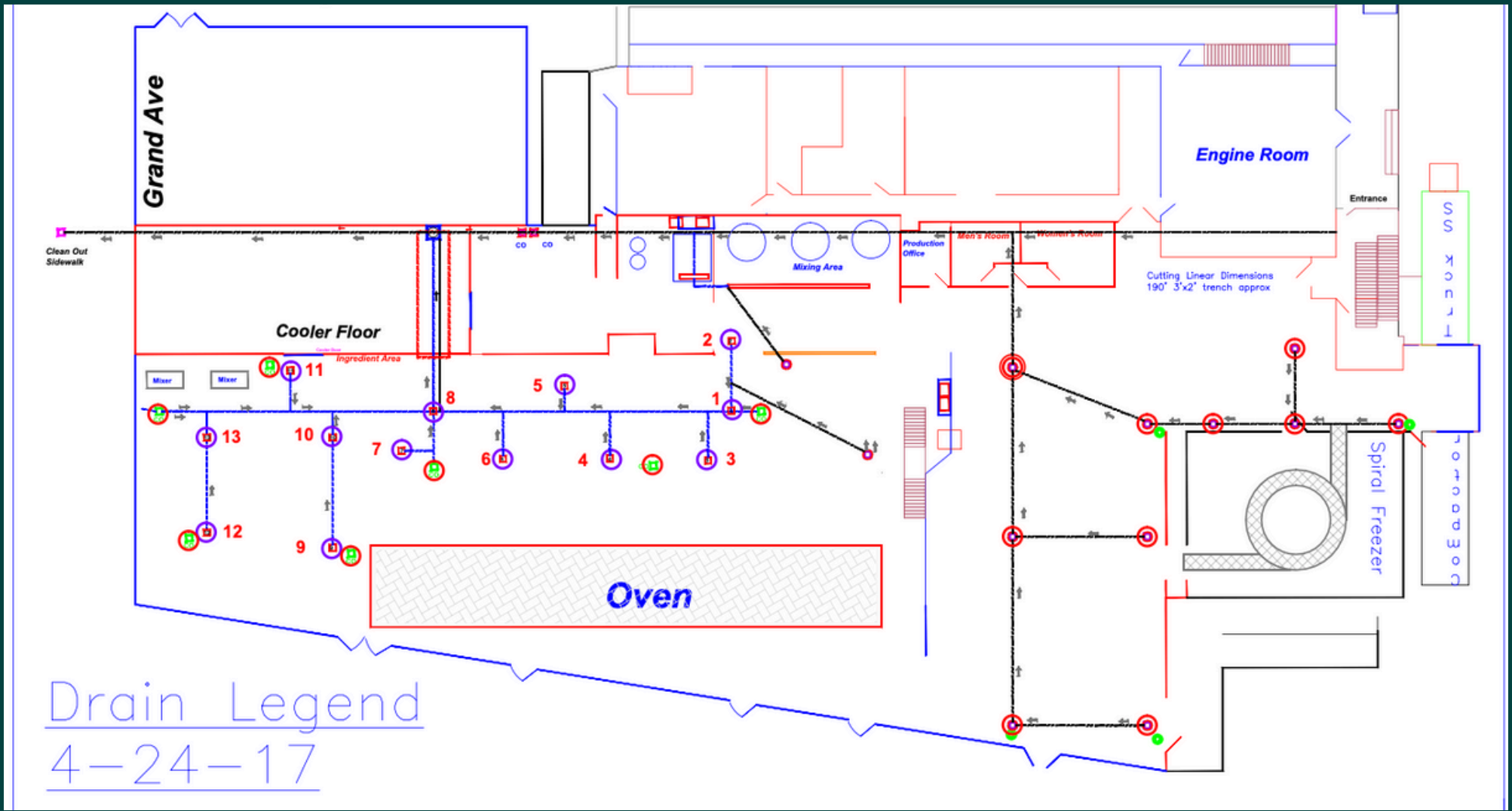
Industrial

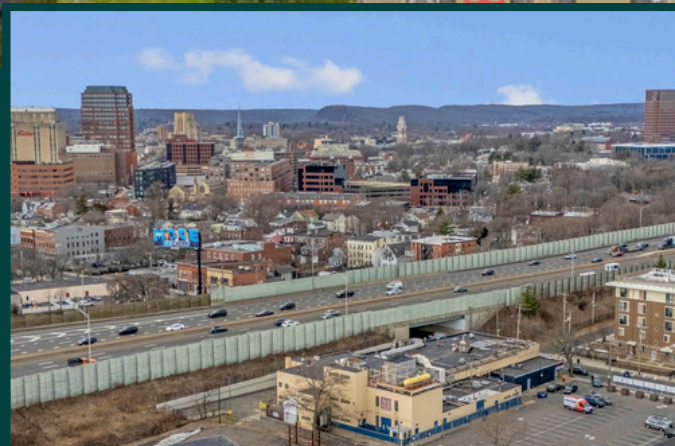
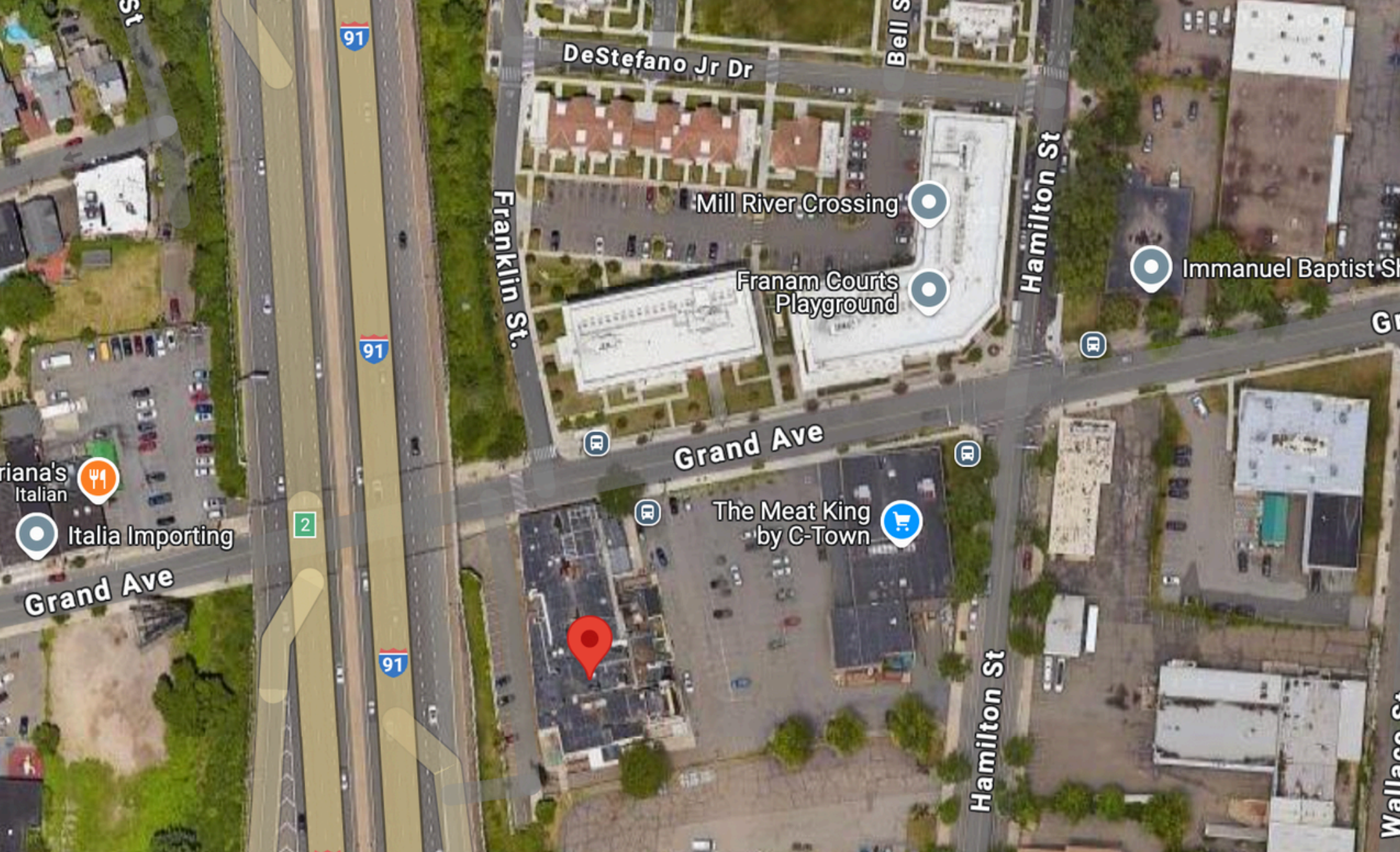
724 Grand Ave, New Haven, CT

An exceptional opportunity to own a fully equipped food manufacturing facility in New Haven, CT. This 19,106 SF industrial building, formerly home to Kraft Lender's Bagels, Something Sweet, and Lyman Orchards Pie, is well-equipped with production baking and refrigeration equipment, including a 1000 SF cooler, spiral freezing system, and ammonia system. FDA approvals are already in place, making this an ideal turnkey solution for food production businesses.



Drain Legend and Floor Plan





724 Grand Ave, New Haven, CT is located in the Fair Haven neighborhood, a historically industrial and commercial area with a growing mix of residential and business activity. The property benefits from its proximity to downtown New Haven, Yale University, and major highways I-91 and I-95, making it easily accessible for logistics and distribution.



Located in an Opportunity Zone, this property offers significant tax benefits for investors or owner-users.

With 20-foot ceilings, three bay doors, and a load leveler, the facility is designed for efficient operations. Situated on 0.34 acres, this prime industrial space is listed for \$2.5 million.



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