

# Two Industrial/Flex Condominiums For Sale or Lease Combined 9,848 S.F. Offering Immediate Occupancy



## The Highland Industrial Center

Modern Class A  
Industrial Flex Space  
Well Maintained Facility

Units #4 & 5  
1492 Industrial Circle  
Cheshire, Connecticut

Stephen Press, SIOR  
203.288.1900 x123  
spress@presscuzzo.com

# OVERVIEW

INDUSTRIAL/FLEX  
OFFICE/  
OPPORTUNITY

As the exclusive broker, Press | Cuzzo Commercial Services is pleased to offer this immaculate and well maintained Industrial/Flex facility, offering high-end finishes through-out.

For Sale at \$1,500,000 Combined (2 units), for lease at \$18 SF NNN  
Can be Sold or Leased Separately

## PROPERTY HIGHLIGHTS

- Real Estate Taxes: \$18,599 (Combined)
- Ample on-site parking
- Zone: I-2
- HVAC: Gas Fired Systems
- Office Fully Air Conditioned
- Built in 2011, Very Well Maintained
- High Quality Finishes Throughout

## PROPERTY SUMMARY

- Former Data Center
- Equipment, Generators Available
- 2 -12' Drive-in Doors, 1 Per Unit
- Ceiling Height/Warehouse
- Fully Sprinklered
- Modern Office Space
- Heavy Power

## 1492 Highland Avenue, Cheshire

### Unit #4 — 4,867 S.F.

- Assessment: \$329,210
- Mill Rate: 27.46
- Real Estate Taxes: \$9,040/Annual \$1.86 SF
- Common Charges: \$361/Month, \$4,332/Annual, \$.89 SF

### Unit #5—4,981 S.F.

- Assessment: \$348,110
- Mill Rate: 27.46
- Real Estate Taxes: \$9,559/Annual \$1.92 S.F.
- Common Charges: \$369.50/Month, \$4,434/Annual, \$.89 SF



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# PHOTOS

**Conveniently positioned flex space  
with superior access to I-691, I-84 and  
I-91**

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# PHOTOS

Strategically located just off Route 10,  
delivering seamless connections to I-91,  
I-84 and I-91

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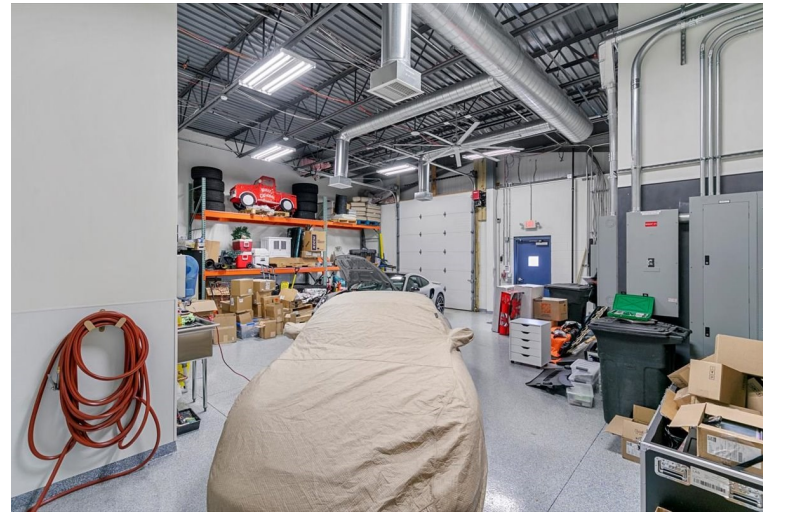
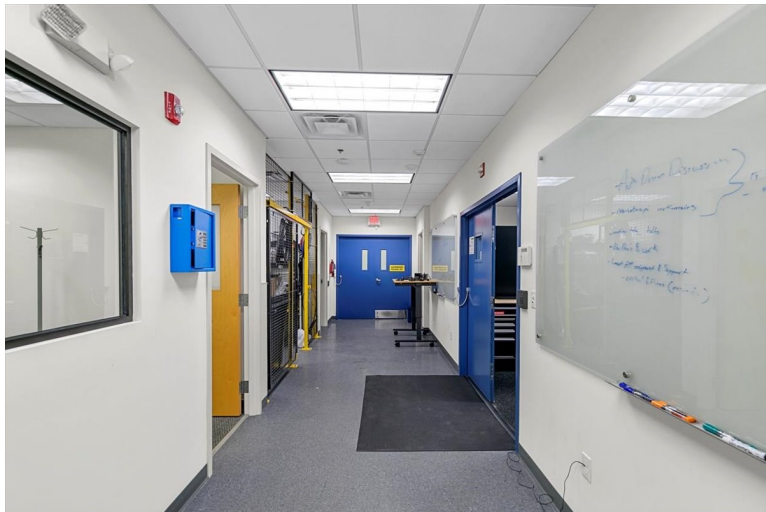
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# PHOTOS

Move-In ready, high quality flex space in two newer industrial condominiums. Property is zoned I-2, allowing for many uses.

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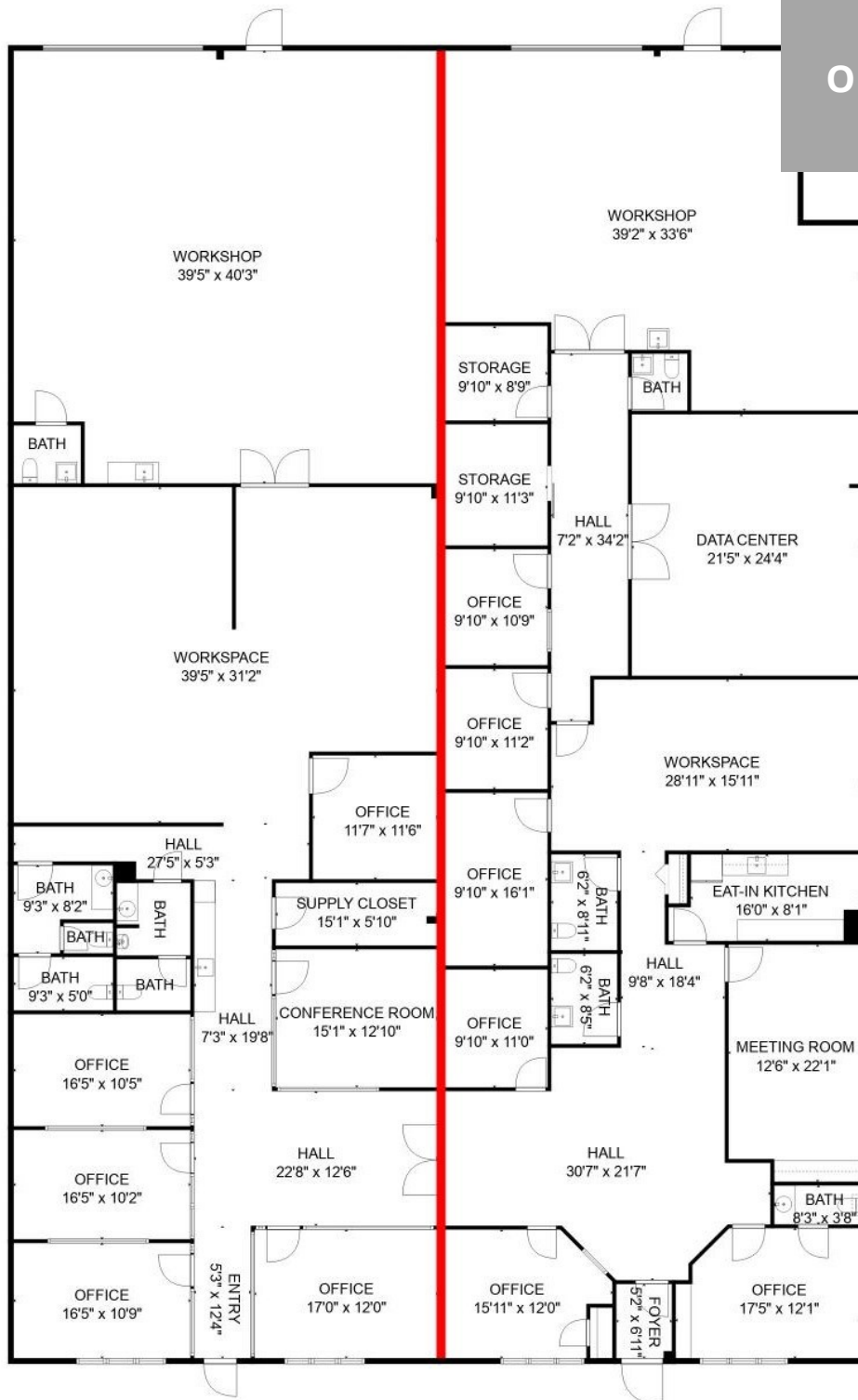
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# FLOOR PLAN

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**Delivering Results  
For Over  
40 Years!**



**Stephen Press, SIOR  
Principal**

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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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