



130 Hamilton Street, New Haven, CT

Industrial Space Available for Lease: \$7/SF NNN



Warehouse: 31,000 SF on the top floor available, fully air conditioned and accessed by loading docks. Exterior of building was recently redone.

The Site

Total Space Available:	31,000 SF
Total Building Size:	80,000 SF
Land:	2.5 Acres
Taxes & Insurance:	\$1.09/SF/Year
Zoning:	IL – Light Industrial
Tenancy:	Multiple
Construction:	Concrete Block

Features

Parking:	On Site
Ceiling Heights:	18'
Overhead Doors:	One
Loading Docks:	Three

Utilities

Power:	1,200+ AMP
Water:	Sewer
A/C:	Full
Heating:	Gas

