

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

FOR LEASE



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REALTY**

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**AMPLE
PARKING**



**17 JAMES STREET
NEW HAVEN CT**

26,000 +/- INDUSTRIAL WAREHOUSE

FUNCTIONAL WAREHOUSE/FLEX LAYOUT | 2.52 ACRES

HIGHLIGHTS

- 28,000 SF +/- INDUSTRIAL BUILDING
- 1 LOADING DOCK
- 1 OVERHEAD DRIVE IN DOOR
- 16' TO ROOF DECK, 14.5 TO UNDERSIDE OF BEAM
- CLOSE TO THE PORT OF NEW HAVEN, IN PRIME FAIR HAVEN INDUSTRIAL CORRIDOR
- ZONED LI & MI - LIGHT INDUSTRIAL (I.L.) AND INDUSTRIAL MARINE (I.M.), OFFERING EXCEPTIONAL FLEXIBILITY INCL CANNABIS, FOOD & MANUFACTURING USES & MORE

MINUTES TO I-95, I-91,
AND ROUTE 80



LEASE PRICE
\$7.50 PER SF NNN



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KNG REALTY IS PLEASED TO PRESENT THIS PREMIER RETAIL/WAREHOUSE SPACE AT 17 JAMES STREET, NEW HAVEN, CT. THIS PROPERTY FEATURES AN IMPRESSIVE ±28,000 SQUARE FOOT INDUSTRIAL / FLEX BUILDING LOCATED IN NEW HAVEN'S ESTABLISHED FAIR HAVEN INDUSTRIAL CORRIDOR. THE PROPERTY FEATURES A FUNCTIONAL CLEAR-SPAN LAYOUT AND SOLID CEILING HEIGHT, MAKING IT WELL-SUITED FOR A WIDE RANGE OF USES INCLUDING MANUFACTURING, WAREHOUSING, CONTRACTOR OPERATIONS, AND DISTRIBUTION.

LOCATION & ACCESS

THE PROPERTY BENEFITS FROM EXCELLENT REGIONAL CONNECTIVITY, WITH IMMEDIATE ACCESS TO INTERSTATE 95, INTERSTATE 91, ROUTE 80, AND DOWNTOWN NEW HAVEN. ITS PROXIMITY TO THE PORT OF NEW HAVEN ENHANCES ITS APPEAL TO LOGISTICS, CONSTRUCTION SUPPLY, AND TRADE-ORIENTED USERS. THE INFILL LOCATION PLACES TENANTS AND OPERATORS NEAR LABOR, SERVICES, AND TRANSPORTATION INFRASTRUCTURE.



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PROPERTY FACTS

17 JAMES STREET

Total Building SF	26,244 SF
Available SF	26,244 SF
Year Built	1920
Ceiling Height	14'
Parking	Paved Lot
Stories	1
Roof	Flat
Loading Docks	1
Construction	Masonry
Interior Floor	Concrete
Zoning	IL
Heat	Gas/Oil
Frontage	486 Feet
Assessment	\$860,230
Mill Rate	39.40
Taxes / SF	\$1.30