

167 COMMERCE STREET
EAST HAVEN, CT
06512



ANGEL 
COMMERCIAL, LLC

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER
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14,000 SF Industrial Building on 1.35 Acres for Lease at \$10/SF Gross + Utilities & Ground Maintenance

Angel Commercial, LLC is pleased to present an excellent leasing opportunity at **167 Commerce Street in East Haven, Connecticut**. This versatile 14,000 SF industrial building, set on 1.35 acres, is available for lease at \$10/SF Gross + Utilities & Ground Maintenance. Ideal for businesses seeking adaptable and well-located space, this property is zoned for light industrial use, making it perfect for manufacturing, distribution, or warehousing operations.

Property Features:

- **Building Specifications:** Constructed in 1985, the building features durable concrete block I-beam construction and a sturdy metal roof, ensuring long-term reliability and adaptability for various industrial needs. The building includes an 11,700 SF warehouse area and a 2,300 SF office area, both thoughtfully designed to meet operational demands.
- **Warehouse Amenities:** The warehouse is well-equipped with functional amenities, including paddle fans, LED lighting, gas-hung heating units, a 5-ton crane system, miscellaneous racking, exhaust fans, and compressed air lines (compressor not included). Loading is made efficient with two 8' W x 10' H loading docks (one with a leveler) and a 12' W x 14' H drive-in door, providing flexible loading capabilities. Ceiling heights are 12.5' in the low bay area and 23' in the high bay portion.
- **Office Space:** The office area is designed for comfort and productivity, featuring central air conditioning, three private offices, a conference room, a kitchenette/breakroom, and two restrooms.
- **Parking:** The property offers ample parking with 20 spaces, providing convenience for both employees and visitors.

Strategic Location

167 Commerce Street is situated in a bustling industrial park near Tweed New Haven Airport and the Port of New Haven, making it an ideal location for logistics and transportation. Its proximity to major transportation routes further enhances accessibility—the property is just 1.5 miles from I-95 (Exit 51) and Tweed New Haven Airport, 3 miles from the New Haven Train Station, and 5 miles from I-91. This prime location ensures seamless local and regional connectivity, making it ideal for businesses that require efficient transportation and distribution.

This industrial space offers flexibility, convenience, and a strategic location—an excellent opportunity for businesses seeking an optimal leasing solution in East Haven.

Financial Information

Lease Rate:	\$10/SF Gross + Utilities & Ground Maintenance
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The Site

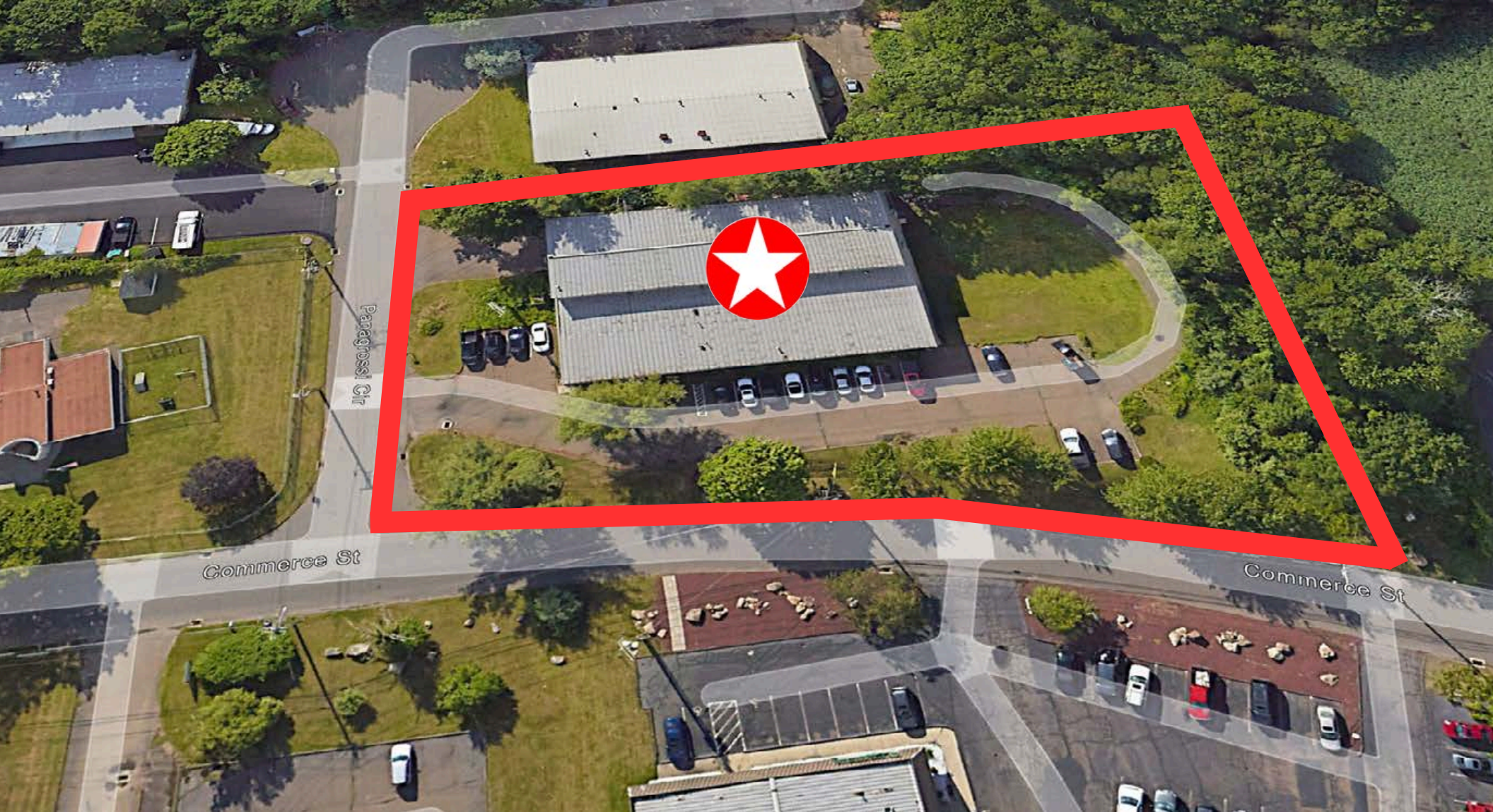
Space Available:	14,000 SF
Building Type:	Industrial
Building Size:	14,000 SF
Land:	1.35 Acres
Zoning:	Light Industrial, LI-2 District
Year Built:	1985
Construction:	Steel I-Beam
Stories:	One
Tenancy:	Single

Features

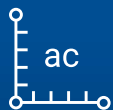
Parking:	20 Surface Spaces
Loading:	Two 8' W x 10' H Loading Docks (One with Leveler), 12' W x 14' H Drive-In Door
Ceiling Height:	12.5' (Low Bay) to 23' (High Bay)
Column Spacing:	20'
Amenities:	Paddle Fans, LED Lighting, Gas Hung Heating Units, 5-Ton Crane System, Miscellaneous Racking System, Exhaust Fans, Compressed Air Lines (Compressor Not Included)

Utilities

Water/Sewer:	City/City
Heating:	Gas
A/C:	Central A/C (Office Only)
Power:	800 Amps, 480 Volts



WELL-EQUIPPED INDUSTRIAL FACILITY



ac
14,000 SF
Building on
1.35 Acres



Two Loading
Docks & 1 Drive-
in Door



23' Ceiling Height
In High Bay
Warehouse



20 Parking
Spaces



PRIME TRANSPORTATION CORRIDOR PROPERTY



One Mile to I-95 (Exit 51), with Southbound Access to I-91



1.5 Miles to Tweed New Haven Airport



Less than 3 Miles to Two Train Stations



Two Miles to the Port of New Haven



STRATEGICALLY SITUATED NEAR A VARIETY OF AMENITIES



Proximity to Yale University and Southern CT State University.



Four Miles to Yale New Haven Hospital



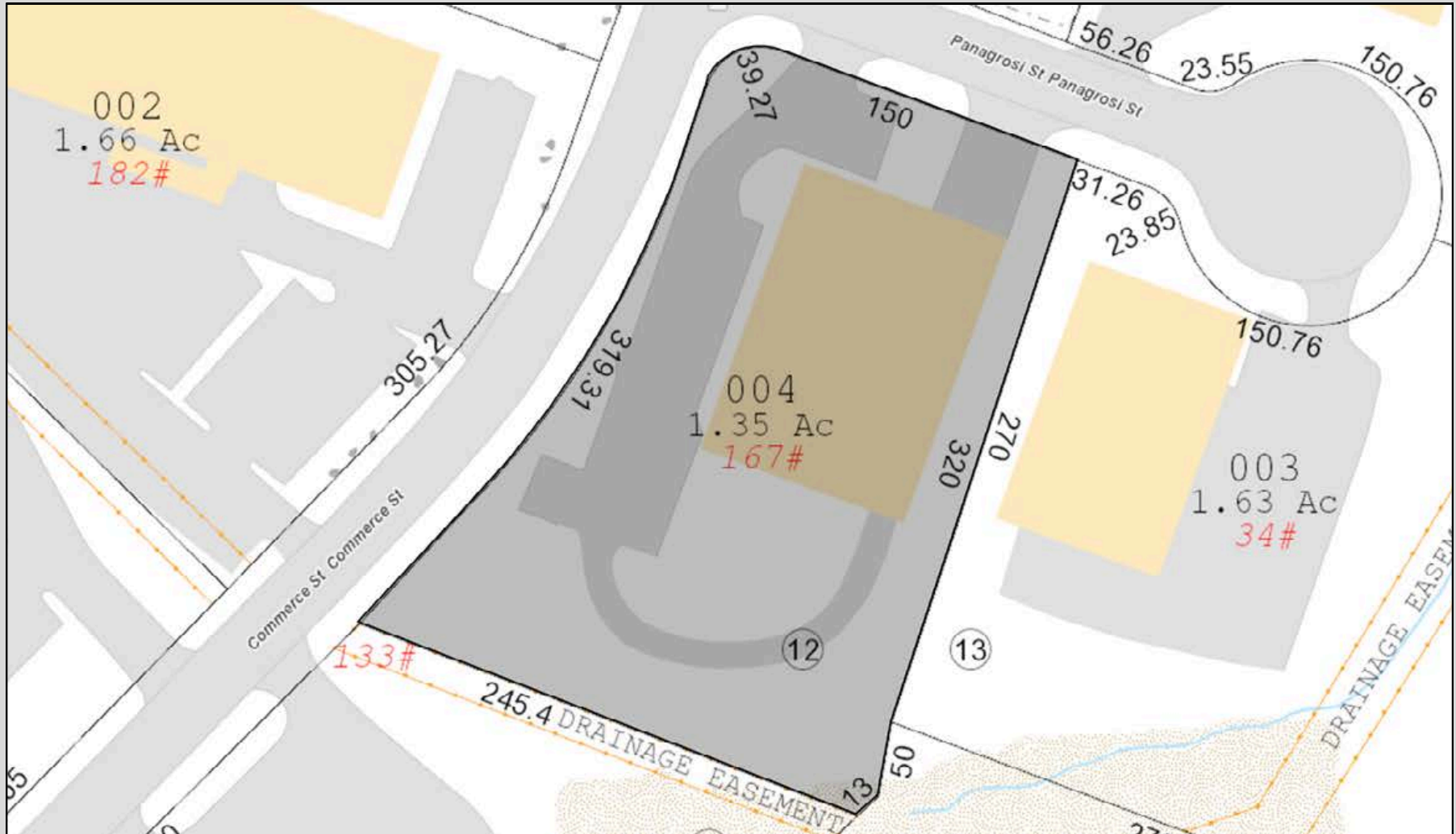
Minutes to Restaurants and Big Box Retailers



Near Museums, Parks, and Beaches

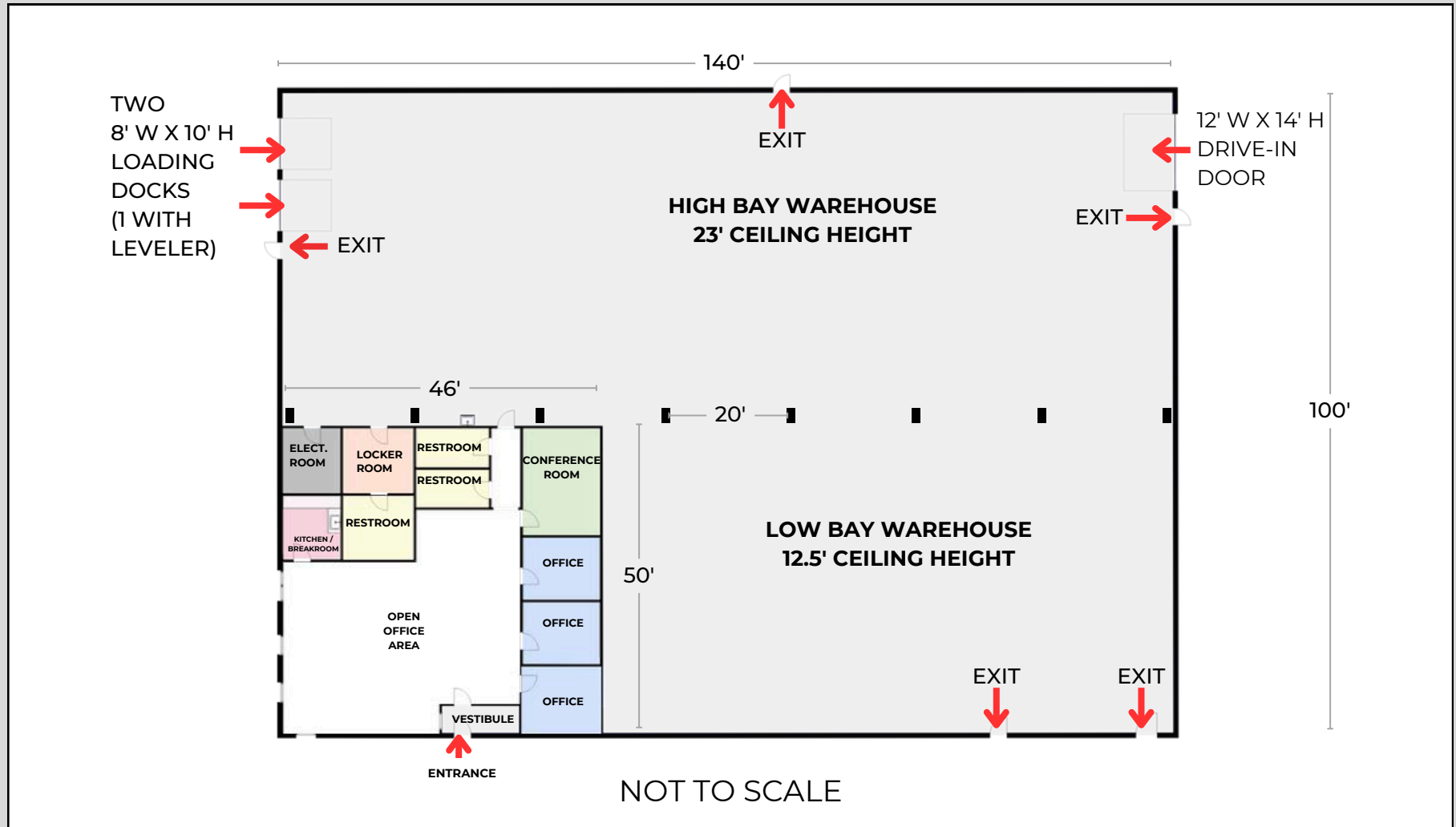
PARCEL MAP

1.35 Acres



FLOOR PLAN

14,000 SF



CORNER LOCATION
WITH SIGNAGE



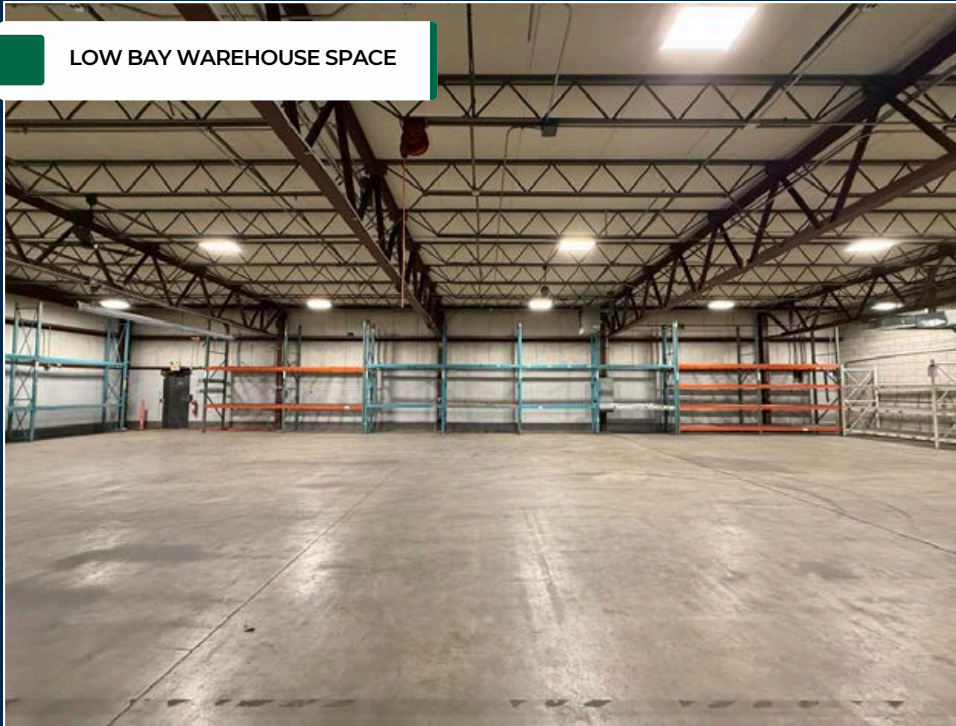
DRIVE-IN DOOR



TWO LOADING DOCKS



LOW BAY WAREHOUSE SPACE



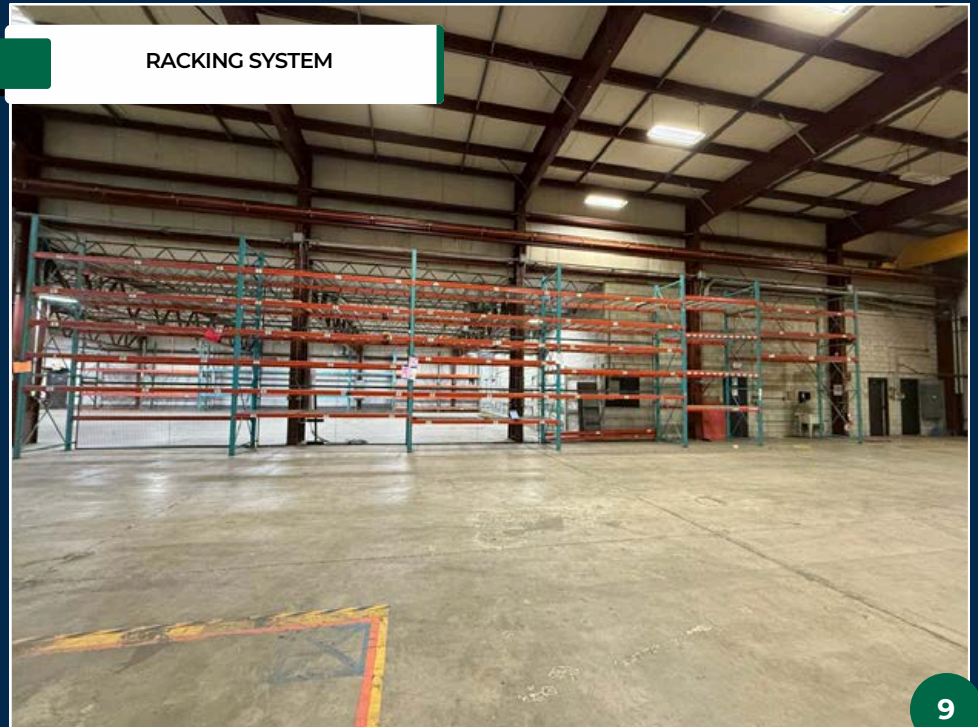
HIGH BAY WAREHOUSE SPACE



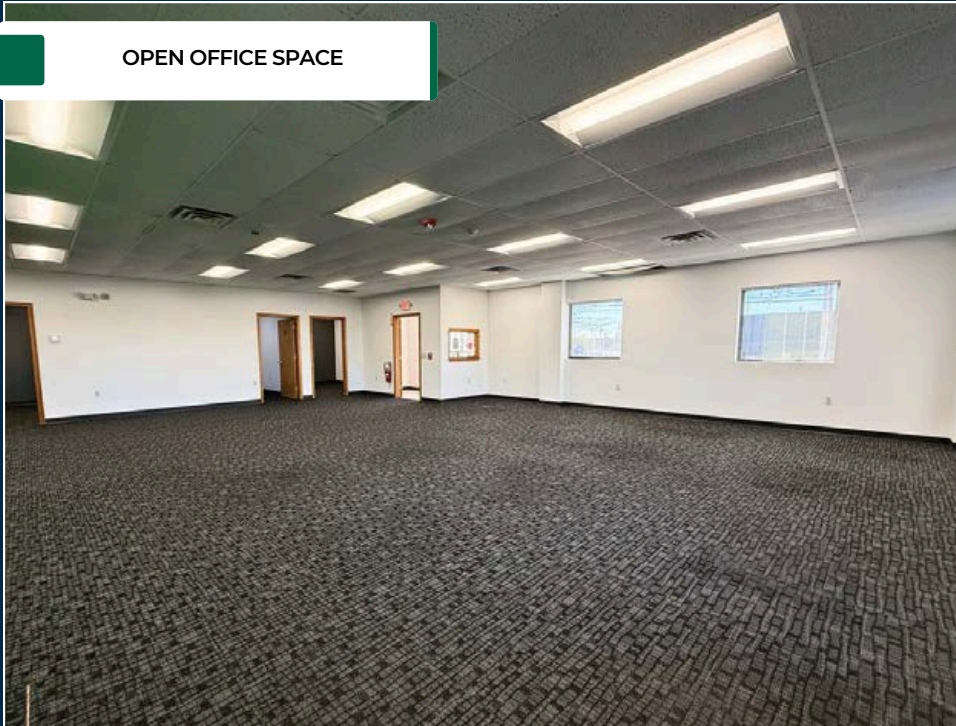
5-TON CRANE SYSTEM



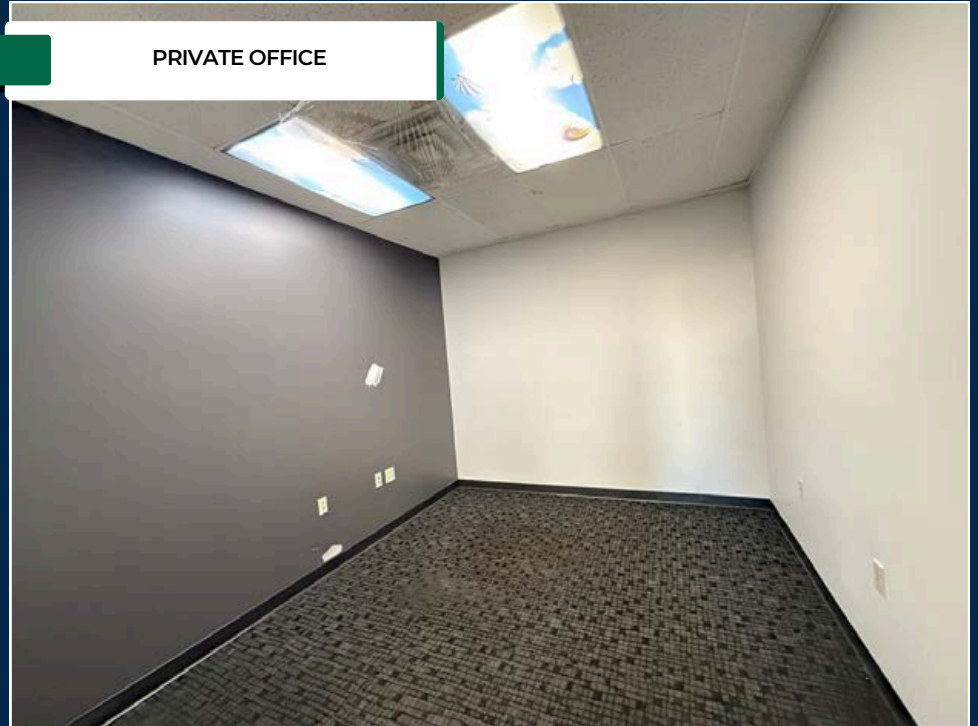
RACKING SYSTEM



OPEN OFFICE SPACE



PRIVATE OFFICE



TWO RESTROOMS &
ENTRANCE TO WAREHOUSE

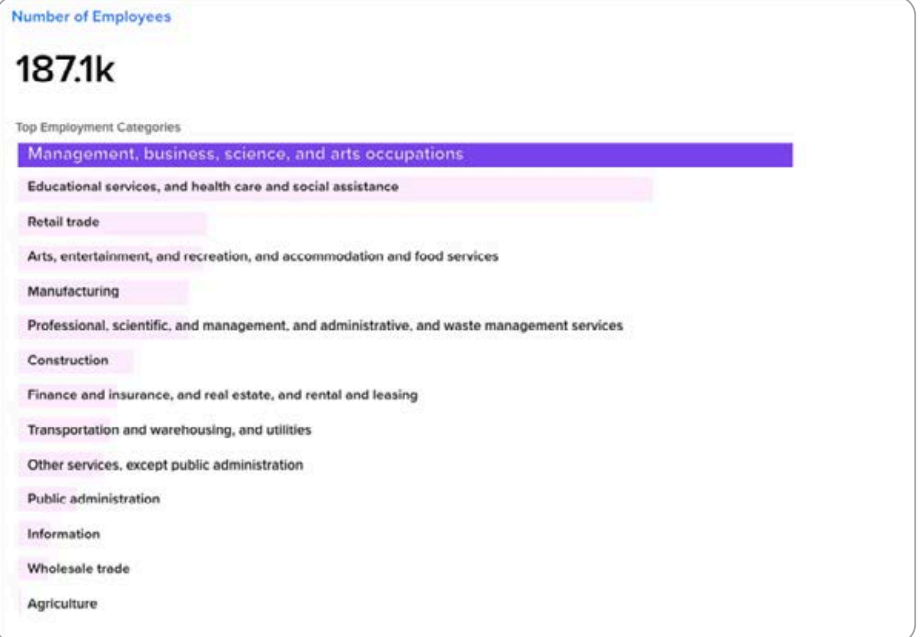
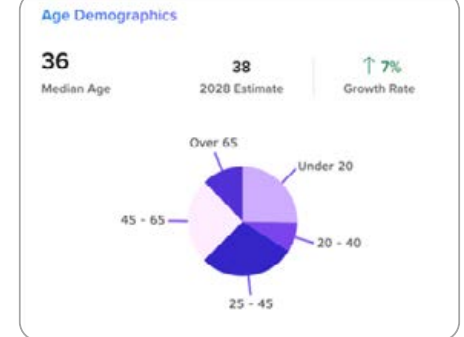
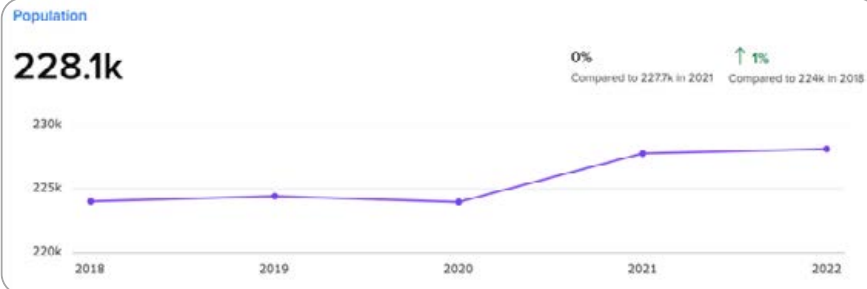
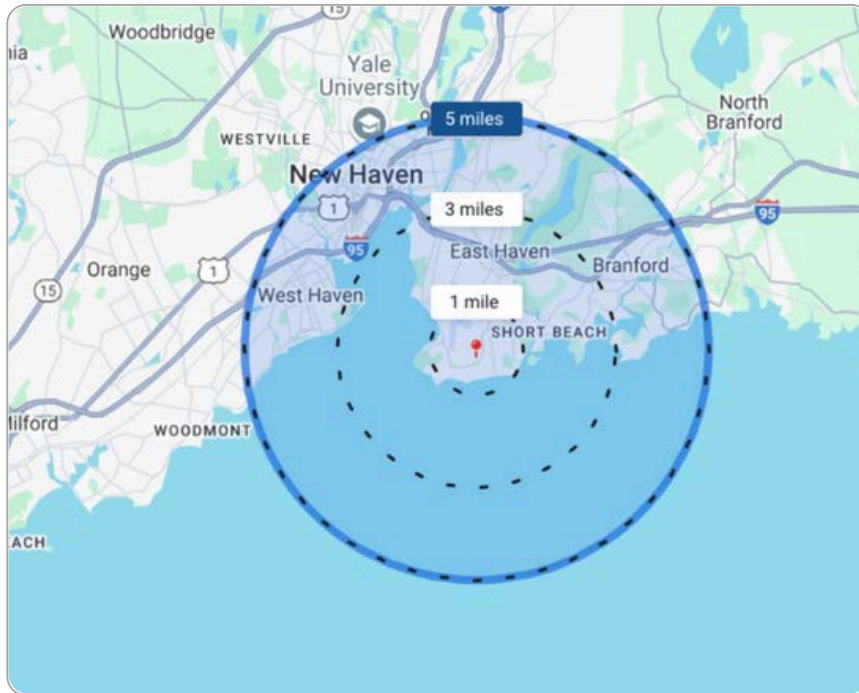


KITCHENETTE / BREAKROOM



DEMOGRAPHICS

FIVE MILES



NEXT STEPS

167 COMMERCE STREET
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VIEW ZONING
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



CALL BROKER

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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