



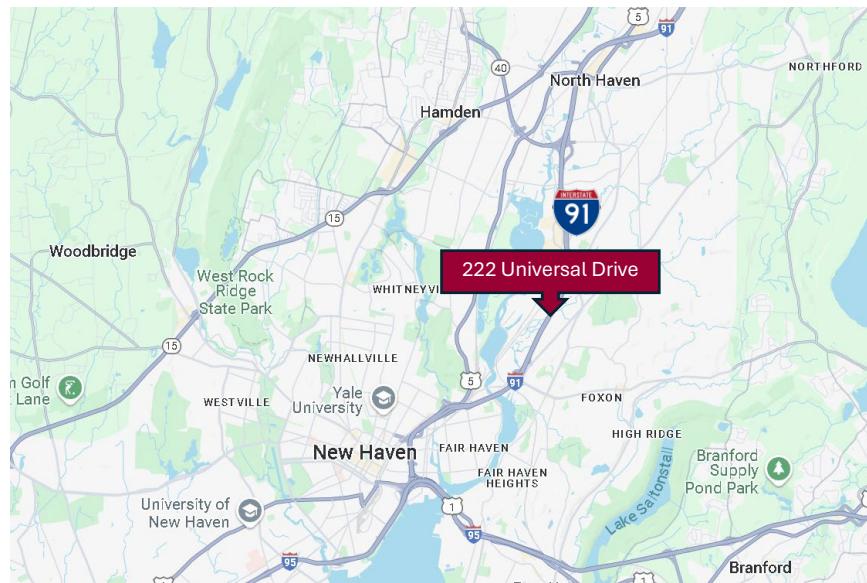
FOR LEASE

222 Universal Drive, North Haven, CT
MULTIPLE INDUSTRIAL SPACES AVAILABLE

Lease Rate: \$6.95/SF NNN

HIGHLIGHTS

- 133,283± SF Industrial Building
- Will subdivide to 4,480± SF
 - **Unit 8: 16,000± SF** (26' clear height)
 - ✓ (2) 8' x 10' docks
 - ✓ (1) Drive-in ramp
 - **Unit 12: 12,759± SF** (14'6" clear height)
 - ✓ (5) 8' x 10' docks
- 8.72 acres in the IL30 Zone
- 0.5 mile to I-91, Visible to I-91



CONTACTS

Luke Massirio

(860) 761-6016

lmassirio@orlcommercial.com

Sam Crampton

(203) 643-1021

scrampton@orlcommercial.com

Jay L. Morris

(860) 721-0033

jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM

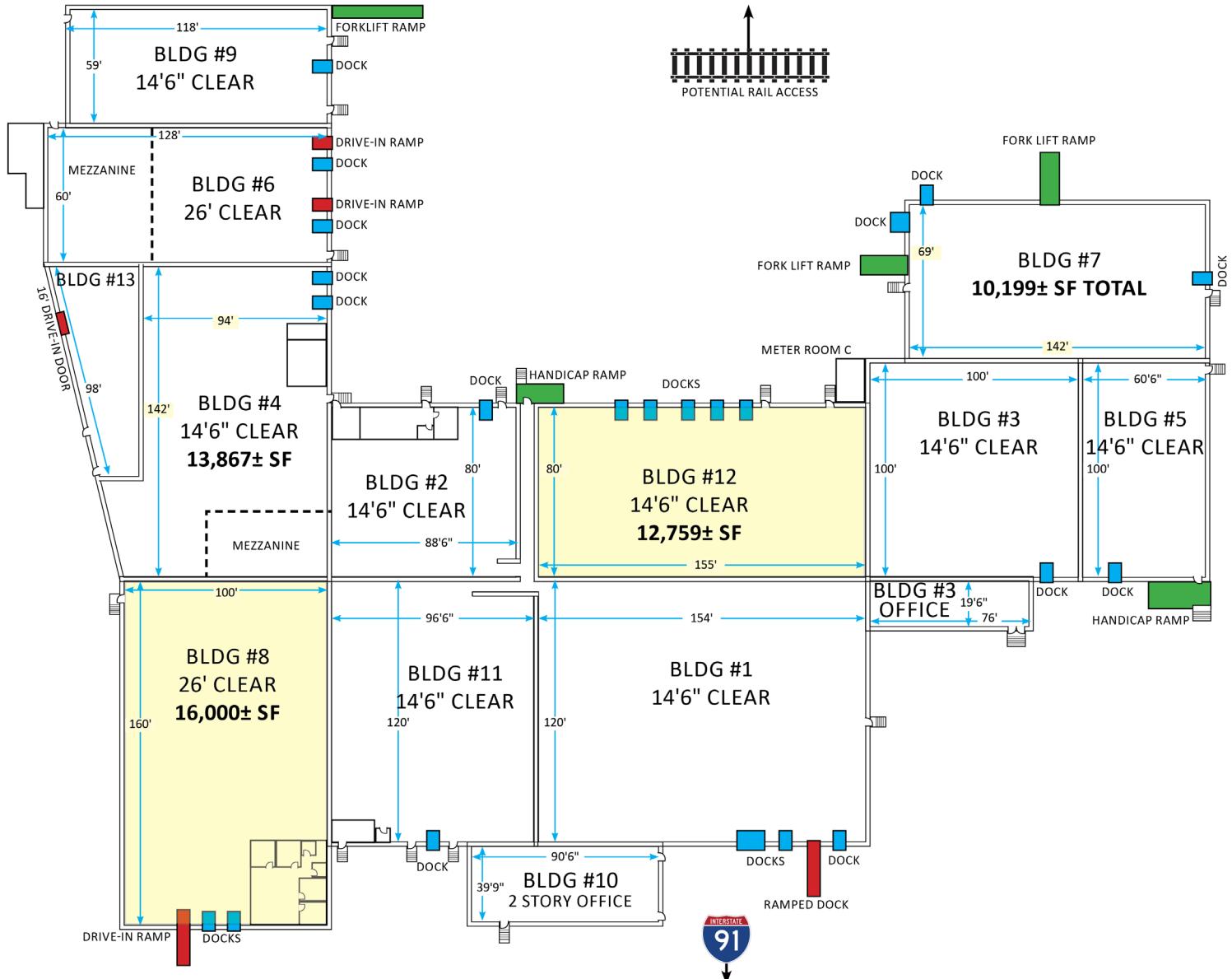


2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | ☎ (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 3



BUILDING INFORMATION

GROSS BLD. AREA: 133,283± SF
AVAILABLE AREA: 28,759± SF
WILL SUBDIVIDE TO: 4,480± SF
MAXIMUM CONTIGUOUS: 16,000± SF

- **Unit 8:** 16,000± SF (26' clear height)
 - ✓ (2) 8' x 10' docks
 - ✓ (1) Drive-in ramp
- **Unit 12:** 12,759± SF (14'6" clear height)
 - ✓ (5) 8' x 10' docks

CONSTRUCTION: Brick/Masonry

ROOF TYPE: Flat, Tar & Gravel

YEAR BUILT: 1956

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central in some areas
HEAT: Forced Hot Air
ELECTRIC/POWER: 120/208 Volt, 200A, 3PH

SITE INFORMATION

SITE AREA: 8.72 acres

ZONING: IL30

PARKING: Ample

SIGNAGE: On-Building

VISIBILITY/FRONTAGE: Visible from I-91

HWY ACCESS: I-91 Exit 9

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$2,494,070

MILL RATE: 34.64

TAXES: \$86,394.58/year, \$0.65/SF

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

NNN EXPENSES: \$2.42/SF

CONTACTS

Luke Massirio

(860) 761-6016

lmassirio@orlcommercial.com

Sam Crampton

(203) 643-1021

scrampton@orlcommercial.com

Jay L. Morris

(860) 721-0033

jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | ☎ (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 3 OF 3