



Ranked in Top 50
Commercial Firms in U.S.

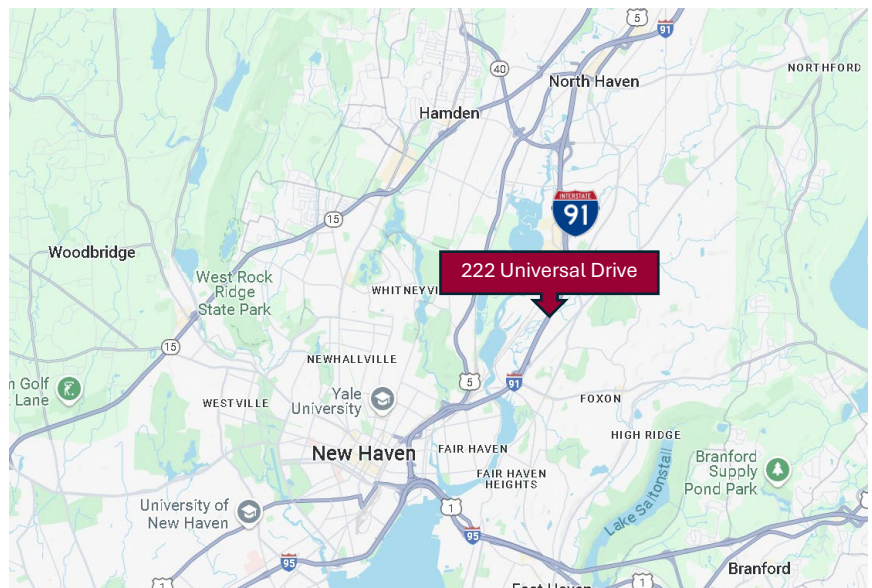
FOR LEASE

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

Lease Rate: \$7.50/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: 7,634± SF** (14'6" clear height)
 - ✓ (3) 8' x 10' docks
- 8.72 acres in the IL30 Zone
- 0.5 mile to I-91, Visible to I-91



CONTACTS

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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

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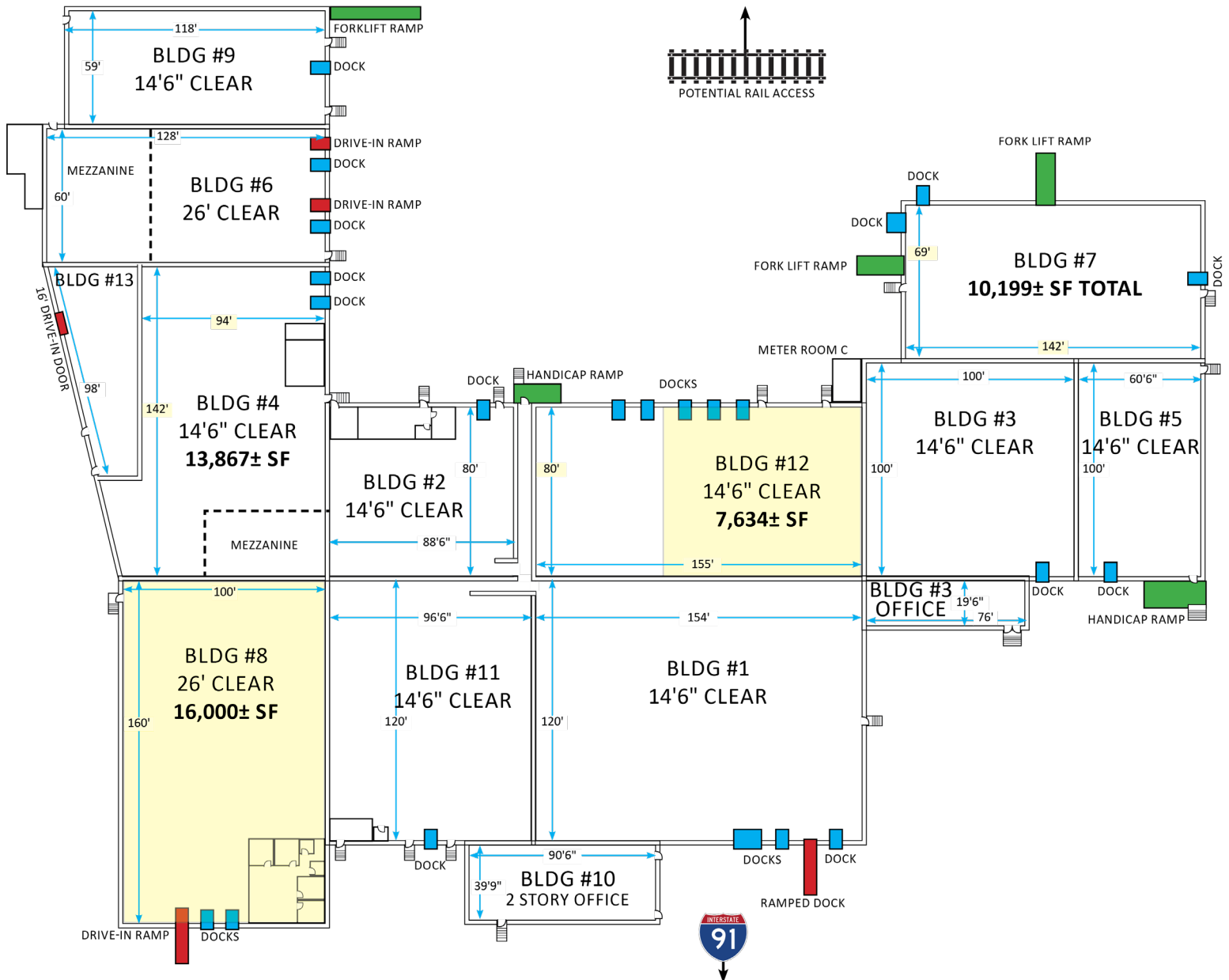


FOR LEASE

222 Universal Drive, North Haven, CT

MULTIPLE SPACES AVAILABLE FROM 4,480± SF AND UP

Lease Rate: \$7.50/SF NNN



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BUILDING INFORMATION

GROSS BLD. AREA: 133,283± SF

AVAILABLE AREA: 23,634± 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: 7,634± SF** (14'6" clear height)

✓ (3) 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: \$3,899,840

MILL RATE: 30.56 (2026)

TAXES: \$119,179.12/year, \$0.89/SF

EXPENSES

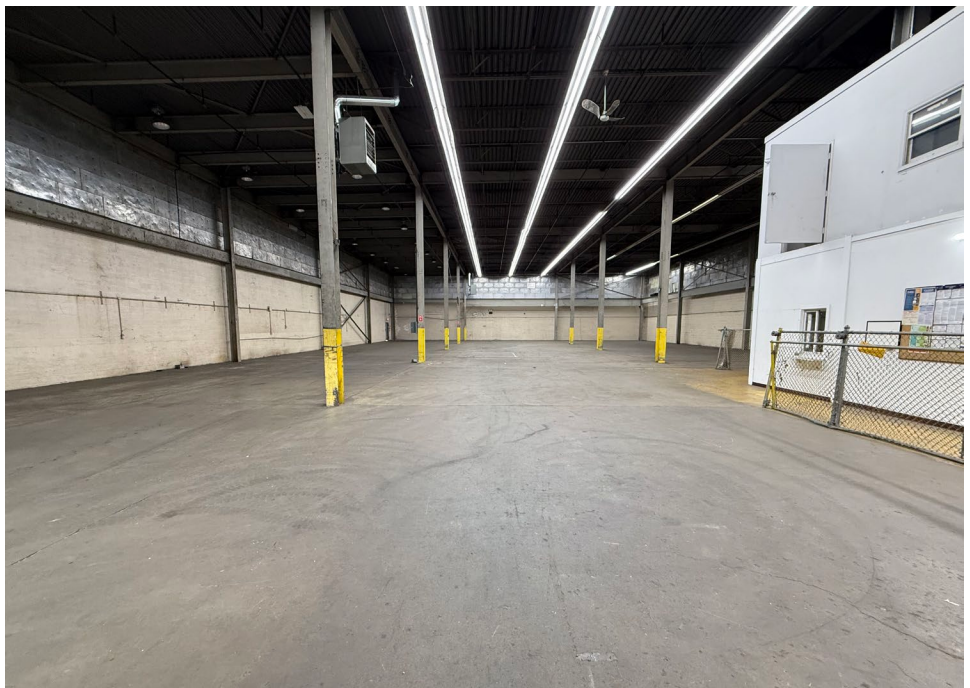
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

NNN EXPENSES: \$2.42/SF



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