

14,960 sf Industrial Building For Lease plus 1,900 sf of Covered Docks



**Wharton Brook
Industrial Park**

**Free Standing
Well Maintained Facility
Set on 3 Acres**

**85 Defco Park Drive
North Haven, Connecticut**

Susan Candido Criscuolo

203.288.1900 x143

203.627.9130 cell

scriscuolo@presscuzzo.com

OVERVIEW

As the exclusive broker, Press|Cuozzo Commercial is pleased to offer this Industrial facility, set on 3 acres.

**INDUSTRIAL
OPPORTUNITY**

Offered For Lease \$6.95 sf NNN

PROPERTY HIGHLIGHTS

- Well Located between at I-91 exit 13 & Route 5
- Ample On-Site Parking
- Gas Unit Heaters
- 800 Amp, 340 Volt Electrical Service
- 2,340 SF of Air Conditioned Office Space
- Built in 1967
- 325' Frontage

PROPERTY SUMMARY

- Lot Size: 3 Acres
- 4 Overhead Doors, Docks & Drive-In
- Ceiling Height—14' to Beam
- New Roof 2023
- Zone: IL-80
- Excellent Outside Storage
- Real Estate Taxes: \$21,755



Susan Candido Criscuolo
203.627.9130

www.presscuozzo.com

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

PARCEL MAP

INDUSTRIAL
OPPORTUNITY

Town of North Haven, CT

85 Defco Park



Press|Cuzzo
REALTORS
Commercial Services

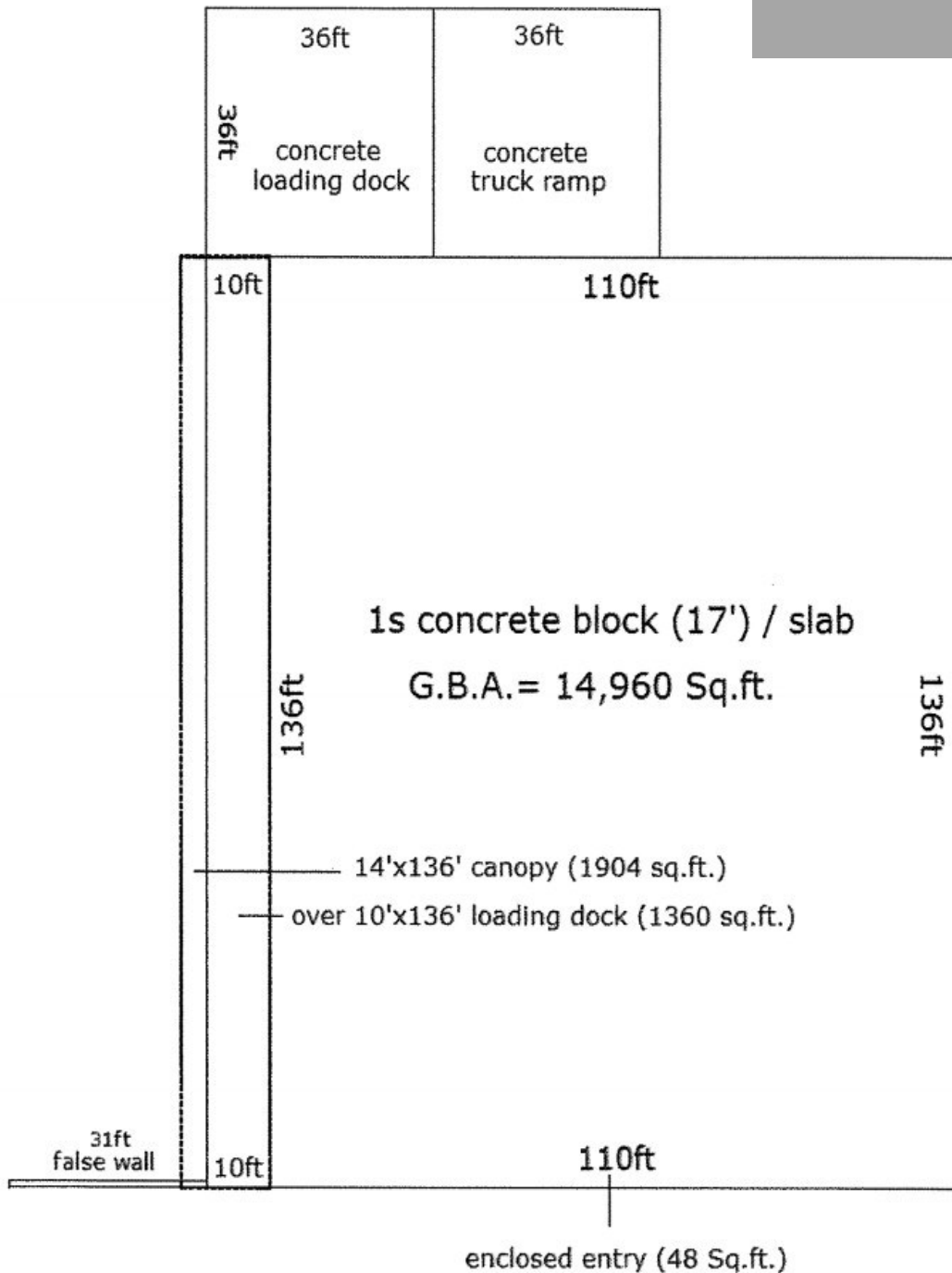
Stephen Press, SIOR
203.288.1900 x123

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BUILDING SKETCH

INDUSTRIAL
OPPORTUNITY





Sue Candido Criscuolo, Commercial Advisor

scriscuolo@presscuzzo.com

203.288.1900 x143

203.627.9130 cell

Sue began her career as a real estate professional in 1973, maintaining a successful history of high sales volume and truly satisfied clients. Her expertise is in residential, multi-family, condominium and land sales, and in 1984 launched a commercial real estate career. She specializes in the greater New Haven and Shoreline areas.

Sue prides herself in giving a first-time homebuyer the same time, attention and commitment as she does a million dollar purchaser. As a top listing agent, Sue has her own personal challenge: to sell every property she lists. Using her experience, education, honesty and commitment to hard work, the job gets done.

Susan is a lifelong Hamden/North Haven resident and currently lives on the Shoreline with her husband, Henry Criscuolo. She has two sons, Christopher and David Candido.

Professional Awards

Founders Club Award, Million Dollar Club Award, Top Realtor of the Year Award

Memberships and Affiliations

New Haven Middlesex, Connecticut and National Associations of Realtors®

National Organization of Italian-American Women

Elected and Appointed Positions

President, Hamden Chamber of Commerce

Chairwoman, Chamber Choice Awards

Commissioner, North Haven Board of Education

Commissioner, Economic Development, North Haven

Governing Board of Directors, ACES, North Haven

Commissioner, Parks and Recreation, North Haven

President, Advisory Board, Sacred Heart Academy, Hamden

Education

Marymount College • Tarrytown, New York

Sacred Heart Academy • Hamden, CT