

For Lease

WAREHOUSE/ FLEX SPACE

198 State Street • North Haven, CT



13,020 SF Free Standing Industrial Building

Building

| | |
|---------------------------|------------------------|
| Total SF | 13,020 SF |
| Stories | 1 |
| Available SF | 13,020 SF |
| 1st Floor | 13,020 SF |
| Mezzanine | 1,800 SF |
| Ceiling Height | 22' |
| Drive-in Overhead Doors | 4 |
| Dock | 1 |
| Construction | Steel & Concrete Block |
| Roof | Shingle & Membrane |
| Year Built | 1980 |
| | |
| <u>Mechanicals</u> | |
| Central Air | Office |
| Type of Heat | Gas / FWA |
| Electric Service | 400 Amp / 3 Phase |
| Phase | |

Site

| | |
|---------------------------|-------------------------------|
| Acres | 1.47 |
| Zoning | CB-40 |
| Parking | 50 |
| Highway Access | I-91, Exit 10 / Routes 5 & 10 |
| | |
| <u>Utilities</u> | City Water & Sewer / Gas |
| | |
| <u>Assessments</u> | |
| Total | \$484,890 |
| Building | \$309,190 & \$28,000 |
| Land | \$147,700 |
| Taxes | \$14,285 |
| Assessment Year | 2025 |
| Mill Rate | 29.46 |

Lease Rate \$8.00 / SF NNN

Remarks Free standing 13,020 SF warehouse building with 22' clear finished ceiling height; 1,800 SF mezzanine space.

Location Excellent Location! Immediate access to I-91, Exit 10, Route 40 Connector.

For additional information contact

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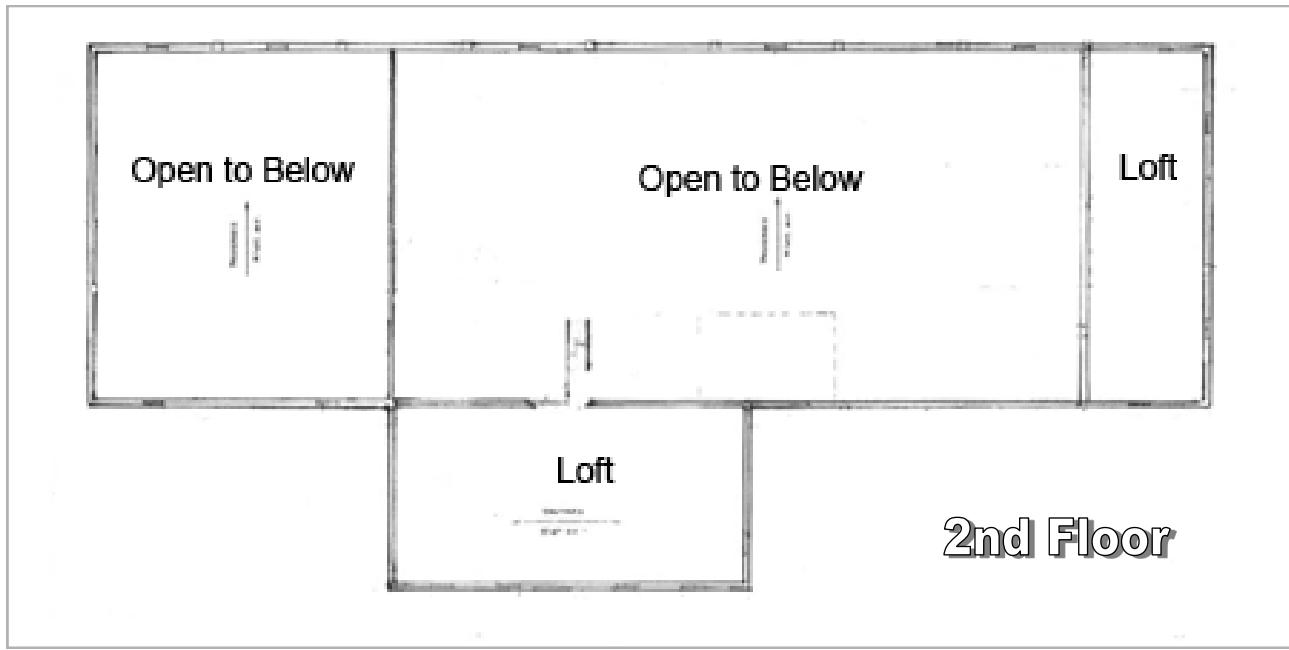
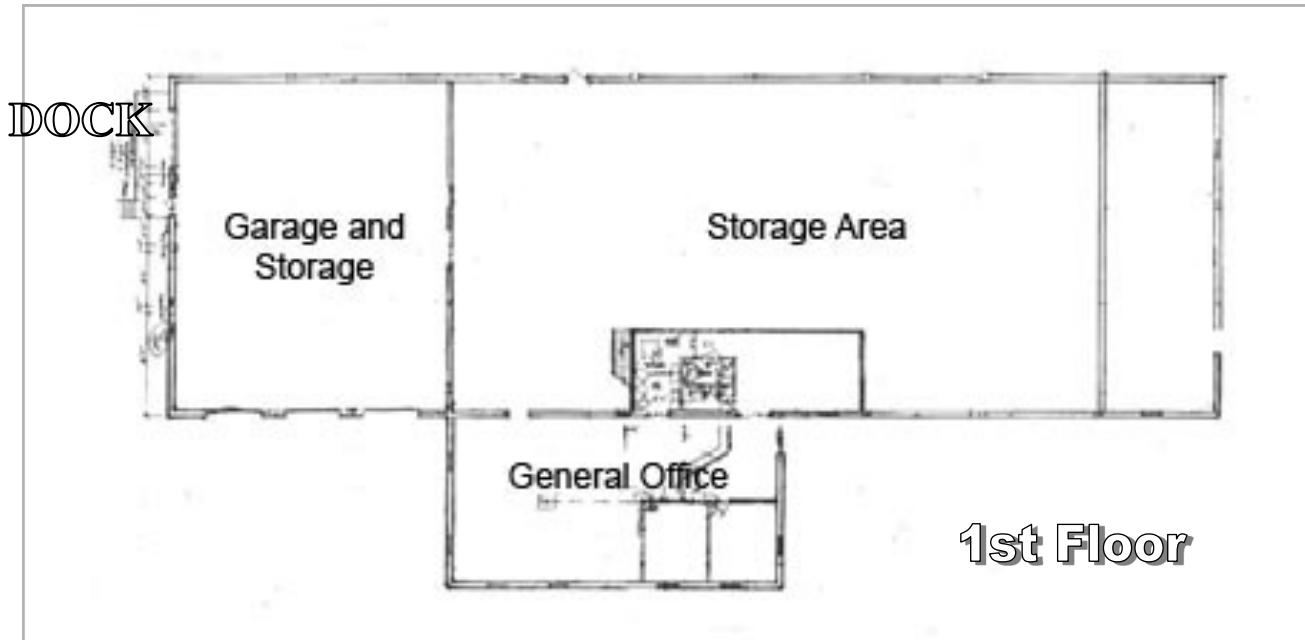
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FLOOR PLANS

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