

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

Mechanicals

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

Utilities

City Water & Sewer / Gas

Assessments

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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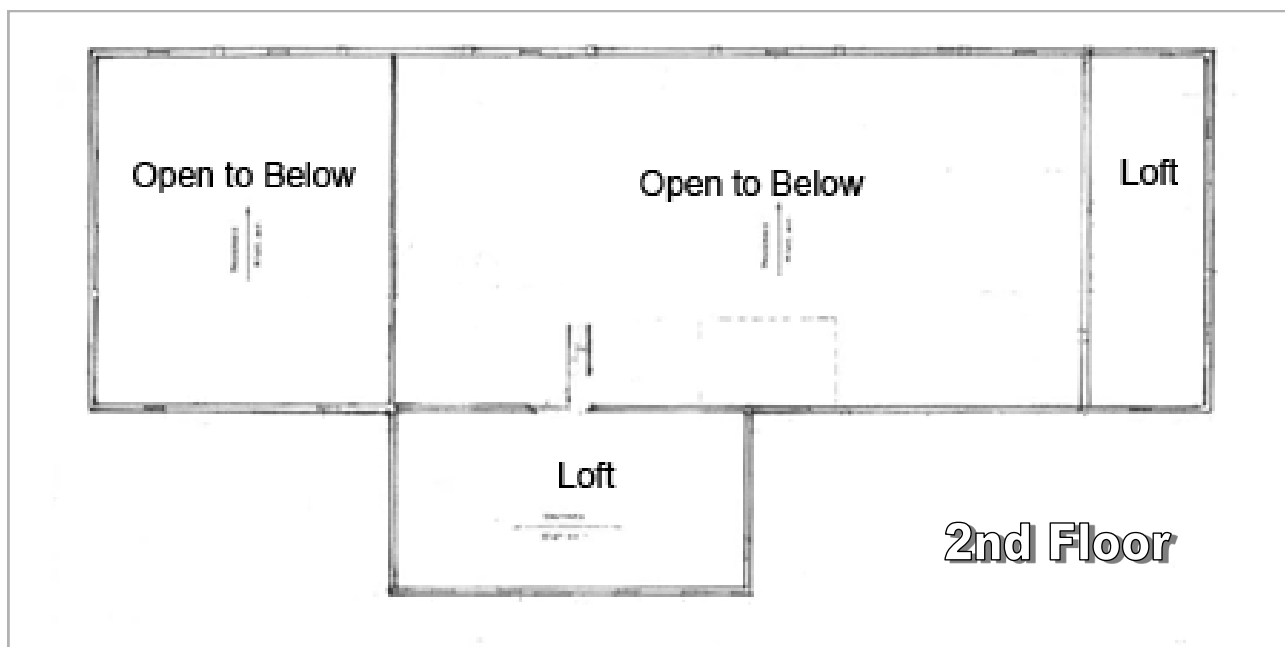
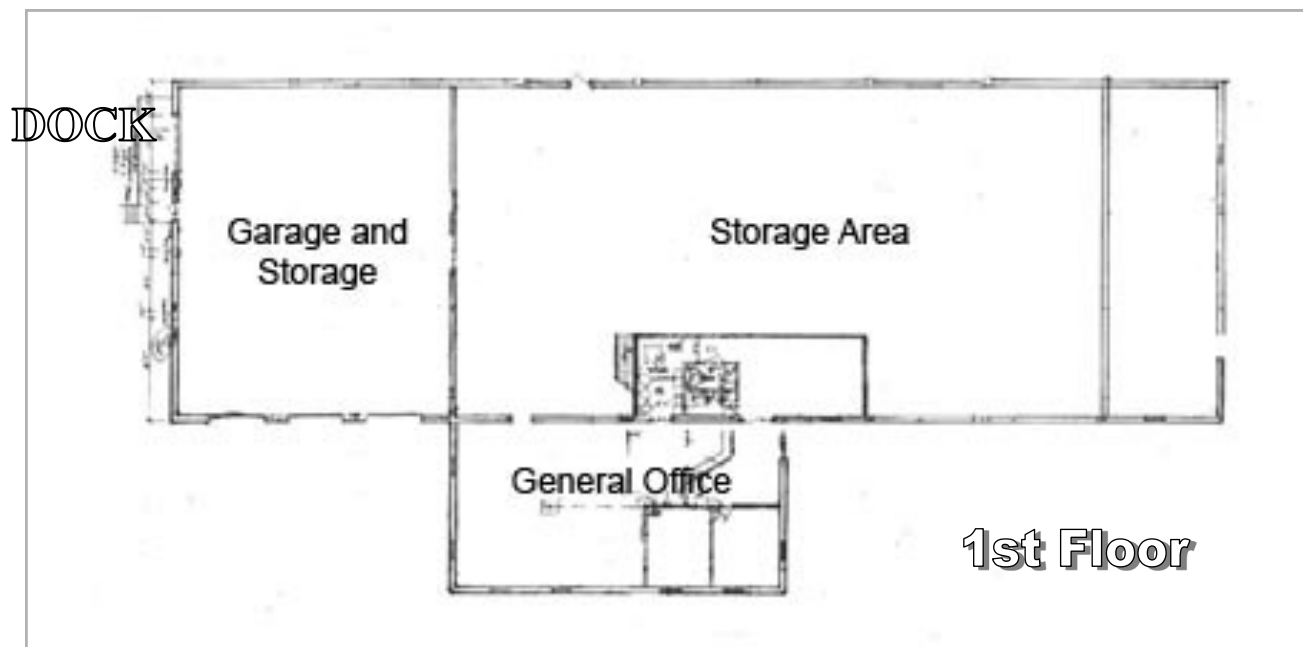
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FLOOR PLANS

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