

**8,470 SF Retail/Automotive Facility**  
**High Traffic Location**  
**1.11 Acres, 200' Frontage**

**Press|Cuzzo**  
REALTORS  
Commercial Services



**Across from Mercedes Benz & BMW Dealerships**

**Prime Washington Avenue  
Route 5 Location**

**Free Standing  
Well Maintained Facility  
Set on 1.11 Acres**

**575 Washington Avenue  
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 retail/automotive facility, set on 1 acre with 200' frontage on high traffic Route 5. Offered For Lease \$19.50 sf NNN on a sub-let basis

RETAIL/AUTOMOTIVE  
OPPORTUNITY

## PROPERTY HIGHLIGHTS

- Well Located between I-91 exits 12 & 13
- 1 Acre of Parking
- Garage—Gas Unit Heaters/ Office—Gas FWA
- 400 Amp Electrical Service
- New Air Conditioned Office Space
- Built in 1963, total renovation in 2024
- 200' Frontage

## PROPERTY SUMMARY

- Lot Size: 1.11 Acres
- 12' Overhead Door, Dock
- Ceiling Height—12' 5" to Beam  
14' 5" to Deck
- New Roof 2023
- Zone: IL-30
- Excellent Outside Vehicle Storage
- Real Estate Taxes: \$19,269



Mercedes-Benz



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# PHOTOS

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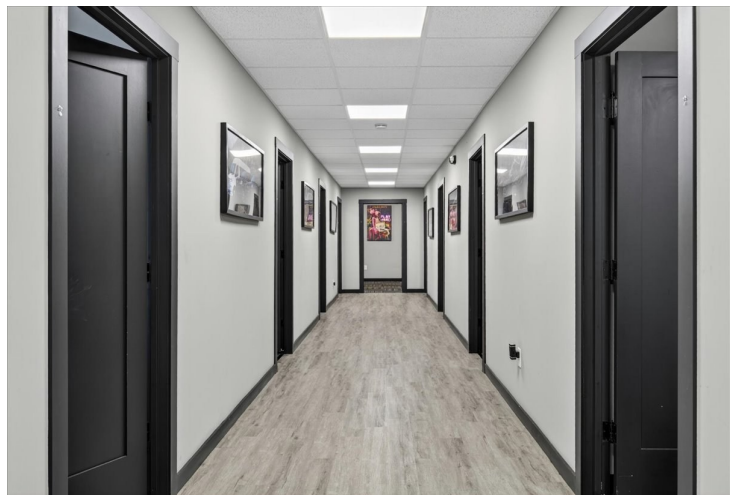
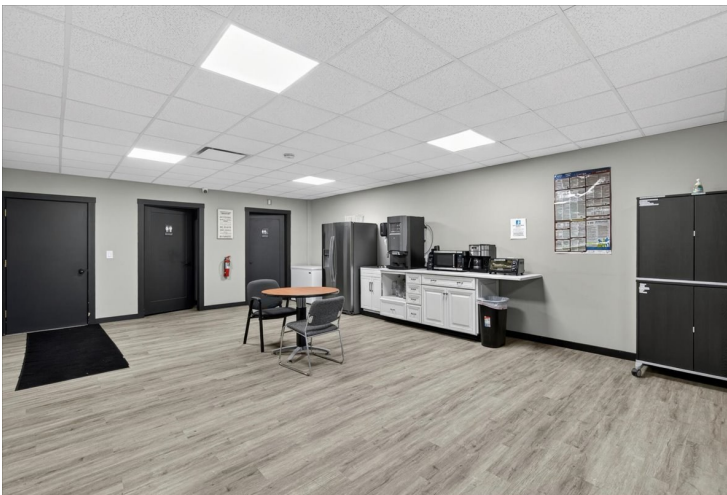
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# INTERIOR PHOTOS

## Newly Built-Out Offices

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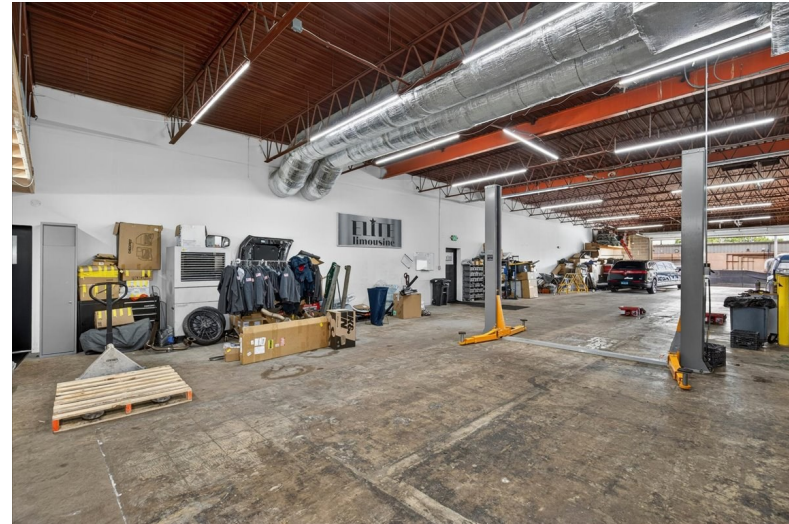
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# SHOP / WAREHOUSE PHOTOS

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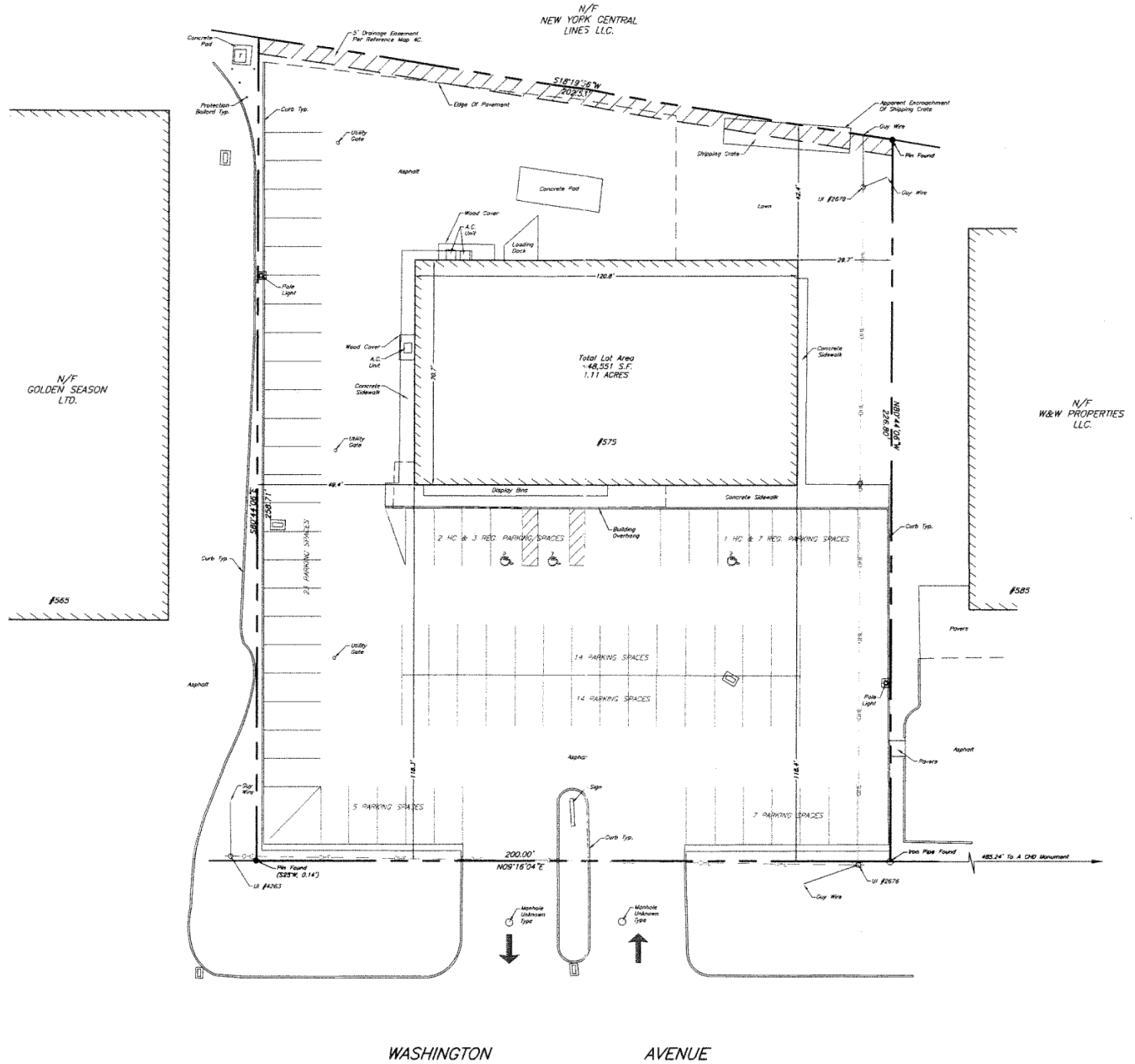
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# PARCEL MAP

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**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