



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

**AVAILABLE FOR LEASE  
1,500 SF WAREHOUSE UNIT**

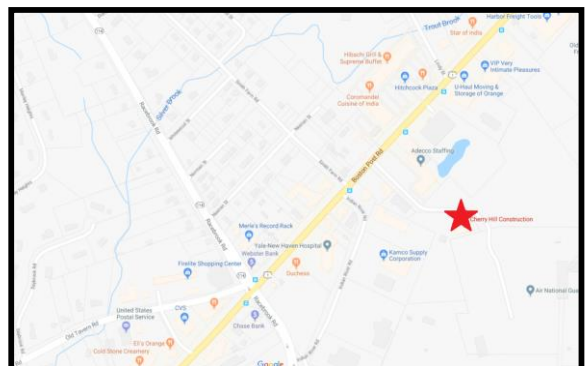
**206 Boston Post Road, Orange, CT**



**Lease: \$1,500/Month NNN**

**1,500 SF Warehouse  
Large Overhead Door  
Great for Landscaper,  
Hobbyist, or Storage**

- 1,500 SF warehouse space
- Large overhead door
- 18' high ceilings
- Signage on Route 1
- Some outdoor parking





## Property Information

|                    |                |
|--------------------|----------------|
| Total Building SF  | 1,500 SF       |
| Available SF       | 1,500 SF       |
| Year Built         | 1999           |
| Ceiling Height     | 18' +/-        |
| City Water/Well    | City Water     |
| City Sewer/ Septic | City Sewer     |
| Sprinkler          | No             |
| Loading Dock       | 0              |
| Overhead Door      | 1              |
| Construction       | Concrete Block |
| HVAC               | TBD            |
| Electric Service   | Yes - 200 amps |
| Gas                | Yes            |
| Column Spacing     | N/A            |
| # of Floors        | 1              |
| Parking            | Asphalt        |
| Land Area          | 5.41 Acres     |
| Frontage           | 121' +/-       |
| Zoning             | LI-1           |

## 206 Boston Post Road, Orange CT

Comments: 1,500 SF with 18 ft high ceilings. Large overhead door and some parking available. Central location on Route 1 with easy access to I-95. Available for lease at \$1,500/Month NNN. Great for landscaper, hobbyist, and storage.

Directions: Indian River Road to Boston Post Road.

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