



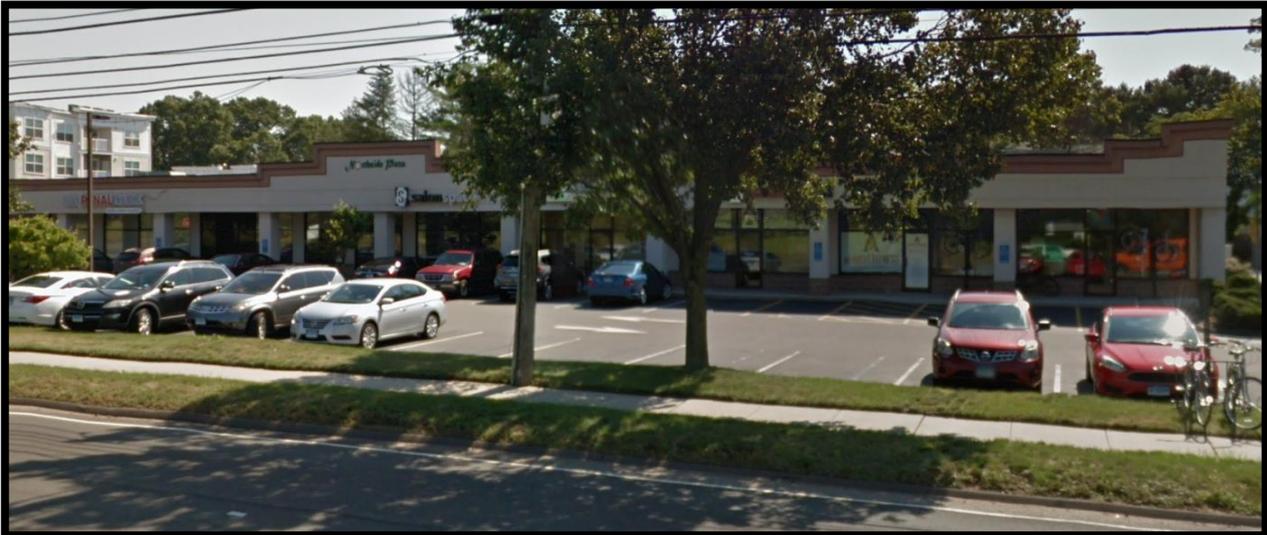
HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

**AVAILABLE FOR LEASE
2,450 SF SPACE**

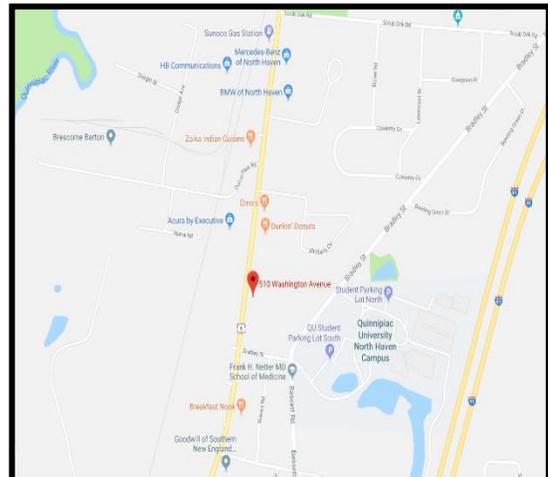
510 Washington Avenue, North Haven, CT



For Lease: \$16 / SF NNN

**2,450 SF Space
Medical / Retail / Fitness
Currently fit out for Fitness
Excellent Visibility**

- 2,450 SF Currently Retail
- Approved for Medical or Retail
- Join Dialysis, Nephrologist & Healthrax
- Next to Quinnipiac Student Housing & Grad School
- Near new Amazon Distribution Warehouse





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Property Information

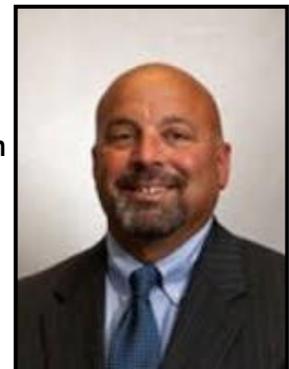
Total Building SF	17,600 SF
Available SF	2,450 SF
Year Built	2007
Ceiling Height	14' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	NA
Overhead Door	NA
Construction	Block
HVAC	Forced Air/Central AC
Electric Service	200 AMP
Gas	Yes
Column Spacing	Clear
# of Floors	1
Parking	4/1,000
Bathrooms	HC
Frontage	300'+/-
Zoning	CB 40
Assessment	\$1,685,380
Environmental	TBD
Mill Rate	30.71
Taxes	\$51,758.02

510 Washington Ave, North Haven CT

Comments:

2,450 SF available for lease in Northside Plaza. Currently fit out for a Retail tenant. Approved for Medical or Retail space as well. Join Dialysis, Nephrologist and Healthtrax. Next to Quinnipiac Student Housing and Graduate School Campus with Easy access to I-91. Plenty of Parking. Excellent Visibility. Just down the street from the new Amazon Distribution Facility. \$16/SF NNN. CAM charges @2.40/SF

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