



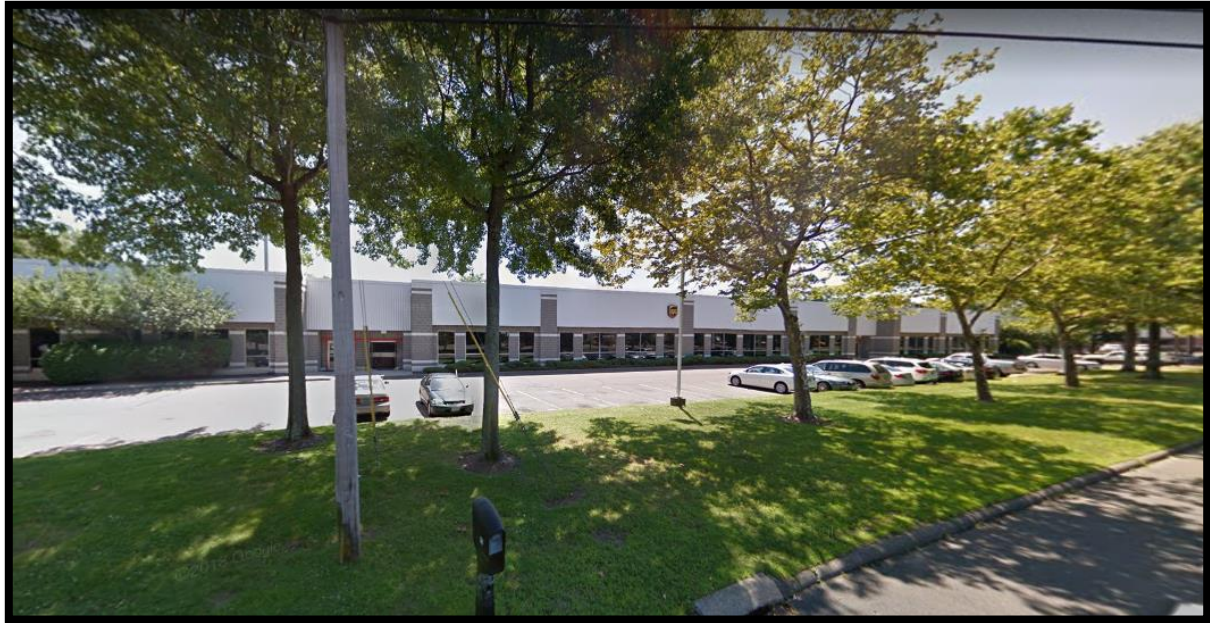
COMMERCIAL

New Haven * Milford * Woodbridge * Branford

AVAILABLE FOR LEASE

14,000 SF WAREHOUSE w/ OFFICE

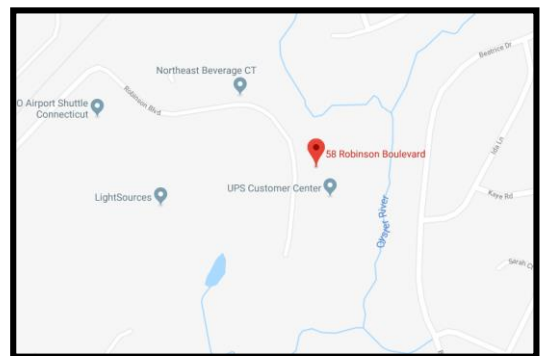
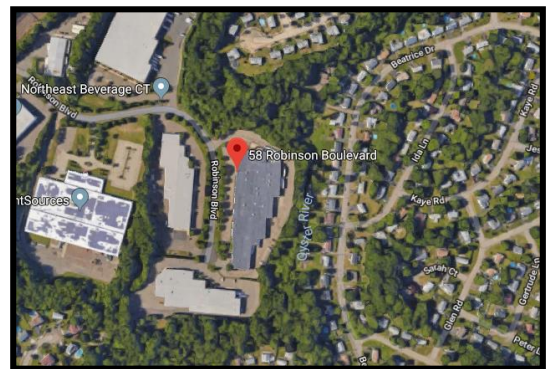
58 Robinson Boulevard, Orange, CT 06477



FOR LEASE: \$8.50/SF NNN

**14,000 SF Warehouse Space
Well Appointed Office area
22' High Ceilings
2 Loading Docks**

- 14,000 SF
- Additional Adjacent SF may be available
- 2 Loading docks
- Well Appointed Office Space w large windows
- EZ access to I-95
- 22' high ceilings
- Pharma grade finish





Property Information

Total Building SF	81,640 SF
Available SF	14,000 SF
Year Built	1989
Ceiling Height	22' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	2
Overhead Door	0
Construction	Concrete
HVAC	Forced Air
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Attached Lot
Bathrooms	TBD
Frontage	569' +/-
Zoning	LI-2
Taxes	\$1

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Comments: Well appointed warehouse space with high ceilings and well appointed office space. Available at \$8.50/SF NNN. Additional adjacent space may be available. Fully sprinklered building with 22' ceilings and 2 loading docks. Pharma grade finish. Join UPS and Nature's First. Easy access to I-95.

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