FOR LEASE - 2 BUILDINGS

(CAN BE LEASED SEPARATELY)

9,992 SF & 2,639 SF LIGHT INDUSTRIAL

555 Grand Avenue, New Haven, CT



FOR LEASE - \$6.50/SF NNN

2 Buildings **Can be Leased Separately Entrance on East St Outside yard for storage**

- 9,992 SF & 2,639 SF
- Busy Street Location
- 2 Buildings (Leased Separately)
- Outside Storage
- Small building has high ceilings
- Needs work –
- Asking price reflects "AS IS" Condition







Property Information

Total Building SF 9,992 SF & 2,639 SF Available SF 9,992 SF & 2,639 SF Year Built 1963 & 1967 Ceiling Height Large BLDG 14'+/- & Small BLDG 28'+/- City Water/Well City Water City Sewer/ Septic City Sewer Sprinkler Yes - Currently inoperative Loading Dock Possible on both buildings Overhead Door 1 in each building Construction Concrete HVAC None Electric Service TBD Gas TBD Column Spacing N/A # of Floors 1 - Mezz on smaller building Land Area 0.52 A Parking Attached Lot Bathrooms 1 Frontage 126'+/- on Grand Ave & 345'+/- on East St Zoning IL Assessment TBD Environmental TBD Mill Rate 42.98 Taxes TBD		
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HVAC None Electric Service TBD Gas TBD Column Spacing N/A # of Floors 1 - Mezz on smaller building Land Area 0.52 A Parking Attached Lot Bathrooms 1 Frontage 126'+/- on Grand Ave & 345'+/- on East St Zoning IL Assessment TBD Environmental TBD Mill Rate 42.98	Overhead Door	1 in each building
Electric Service TBD Gas TBD Column Spacing N/A # of Floors 1 - Mezz on smaller building Land Area 0.52 A Parking Attached Lot Bathrooms 1 Frontage 126'+/- on Grand Ave & 345'+/- on East St Zoning IL Assessment TBD Environmental TBD Mill Rate 42.98	Construction	Concrete
Gas TBD Column Spacing N/A # of Floors 1 - Mezz on smaller building Land Area 0.52 A Parking Attached Lot Bathrooms 1 Frontage 126'+/- on Grand Ave & 345'+/- on East St Zoning IL Assessment TBD Environmental TBD Mill Rate 42.98	HVAC	None
Column Spacing N/A # of Floors 1 - Mezz on smaller building Land Area 0.52 A Parking Attached Lot Bathrooms 1 Frontage 126'+/- on Grand Ave & 345'+/- on East St Zoning IL Assessment TBD Environmental TBD Mill Rate 42.98	Electric Service	TBD
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Land Area 0.52 A Parking Attached Lot Bathrooms 1 Frontage 126'+/- on Grand Ave & 345'+/- on East St Zoning IL Assessment TBD Environmental TBD Mill Rate 42.98	Column Spacing	N/A
Parking Attached Lot Bathrooms 1 Frontage 126'+/- on Grand Ave & 345'+/- on East St Zoning IL Assessment TBD Environmental TBD Mill Rate 42.98	# of Floors	1 - Mezz on smaller building
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Frontage 126'+/- on Grand Ave & 345'+/- on East St Zoning IL Assessment TBD Environmental TBD Mill Rate 42.98	Parking	Attached Lot
Zoning IL Assessment TBD Environmental TBD Mill Rate 42.98	Bathrooms	1
Assessment TBD Environmental TBD Mill Rate 42.98	Frontage	126'+/- on Grand Ave & 345'+/- on East St
Environmental TBD Mill Rate 42.98	Zoning	IL
Mill Rate 42.98	Assessment	TBD
	Environmental	TBD
Taxes TBD	Mill Rate	42.98
	Taxes	TBD

555 Grand Avenue, New Haven, CT

Comments: 2 Buildings - 9,992 SF & 2,639 SF light industrial. Outside storage. Small building has 28' High Ceilings. Corner location with High Visibility on Busy Street (Grand Ave). Both buildings are "raw" and in need of work. Asking price reflects as is condition. Tenant may have to put work into buildings for their use. Excellent Raw Storage space with outdoor storage.

Ken Ginsberg **Broker** (203) 376-6266 ken@kngrealty.com

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