



# COMMERCIAL

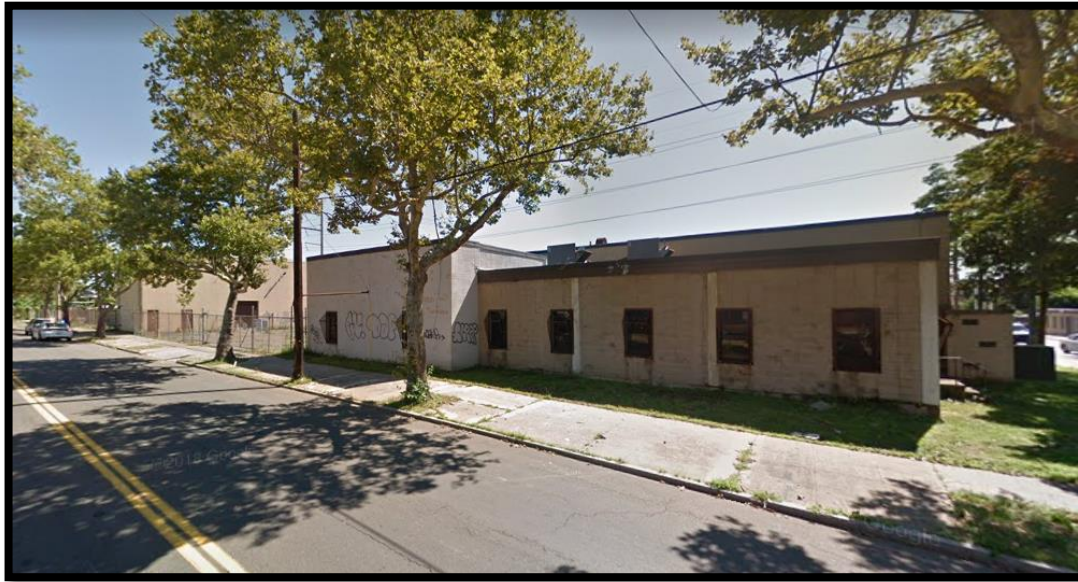
New Haven \* Milford \* Woodbridge \* Branford

## 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

### 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.

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