



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

**6,500 SF**  
**Warehouse / Retail / Church**  
**AVAILABLE FOR LEASE**  
**1299-1315 Dixwell Ave, Hamden, CT 06514**



**FOR LEASE: \$8.00/SF NNN**

**6,500 SF**  
**of Open Space**  
**On Busy Dixwell Ave**

- 6,500 SF Retail, Church, Warehouse Showroom w Storage
- Several meeting rooms or convert to Open floor plan
- Great Parking
- Join Subway and Self Storage
- Abundance of Parking
- 20,000 Cars per day



**Houlihan Lawrence Wareck D'Ostilio**  
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### Property Information

Total Building SF	25,500 SF
Available SF	6,500 SF
Year Built	1929
Ceiling Height	11' +/-
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	1
Overhead Door	0
Construction	Masonry
HVAC	Forced Air
Electric	600 Amp
Column Spacing	N/A
# of Floors	1
Roof	T&G/Rubber
Parking	Paved Lot
Zoning	T4, T5
Environmental	N/A
Assessment	\$2,689,190.00
Taxes	\$149,196.00
Taxes / SF	\$0.92

### 1299-1315 Dixwell Ave, Hamden, CT

**Comments:**

6,500 SF available for lease with several rooms or could be an open floorplan. Very versatile space – can be used for retail, showroom w storage, assembly, light warehouse or even a Church. Possible showroom in front with warehouse in rear. Plenty of parking. Skylights with natural light above.

**Zoning Regulations:**

<https://www.hamden.com/DocumentCenter/View/359/08-07-2017-Zoning-Regulations-Effective-08-17-2017-PDF>

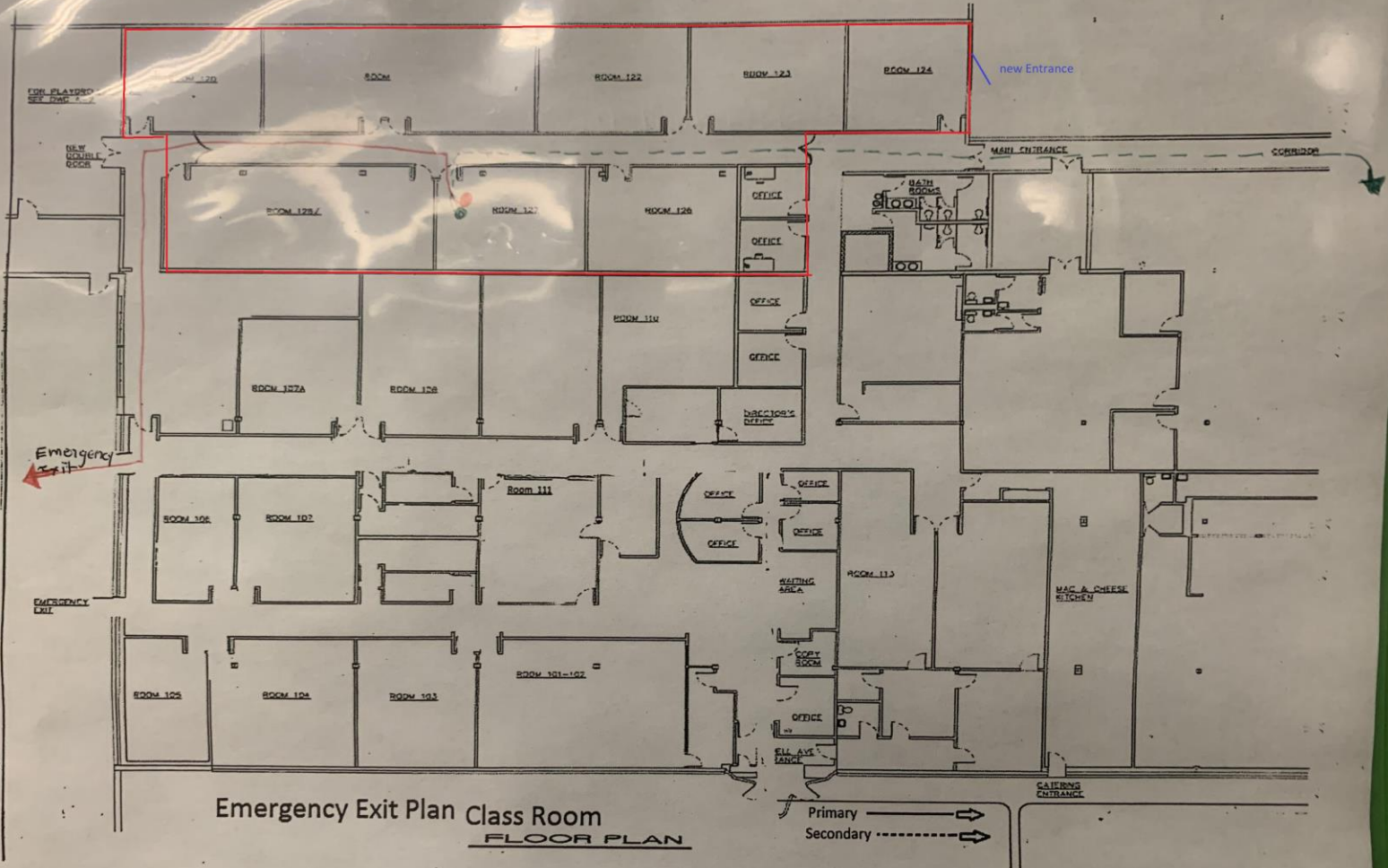
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ROOM 121



Emergency Exit Plan Class Room  
FLOOR PLAN

Primary ———→  
Secondary - - - - -→