



**COMMERCIAL** New Haven \* Milford \* Woodbridge \* Branford

**6,147 SF Space**  
**Subdividable to**  
**2,813 SF and 3,334 SF**

**500 Boston Post Rd, Orange, CT 06477**



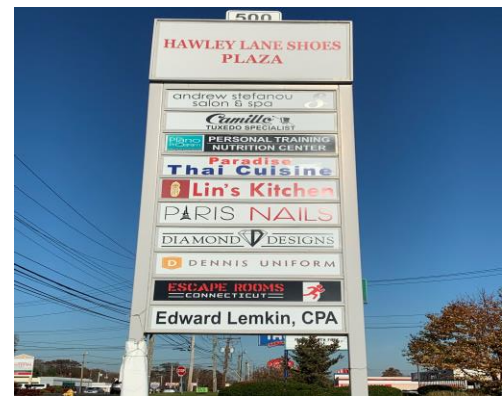
**FOR LEASE**

**\$10/SF plus utilities - 2,813 SF**

**\$11/SF plus utilities - 3,334 SF**

**Perfect Space for**  
**Light Warehouse, Showroom, Fitness,**  
**Community**

- Available for the first time in 40 Years
- Located on well travelled Rte 1, Orange
- Formerly housed a Uniform Showroom/ Distribution/Sales center
- Expansive parking
- 22,500 CPD – Highly visible signage available





# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

## Property Information

Total Building SF	18,142
Available SF	6,147
Year Built	1970
Ceiling Height	9' approx
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	Yes
Loading Dock	No
Overhead Door	N/A
Construction	Brick/Cinder Block
HVAC	Warm/Cool Air
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	1.88 Acres
Parking	Multiple
Bathrooms	Average
Frontage	277' approx
Zoning	C-2
Assessment	\$2,144,000
Environmental	TBD
Mill Rate	32.74
Taxes	\$69,212
Taxes / SF	\$3.82

**500 Boston Post Rd, Orange, CT 06477**

**Comments:** First time available in 40 years, this 6,100+ SF location can be subdivided into two spaces of approx. 2,800 SF and 3,300 SF. Set behind highly recognized Hawley Lane Shoes, this expansive space can easily handle light Distribution, Warehouse or Fitness or Community meeting area. Available January 15, 2021

**Ken Ginsberg**  
 Broker  
 (203) 376-6266  
[ken@kngrealty.com](mailto:ken@kngrealty.com)

**174 Cherry Street**  
**2,800 Milford CT**  
**06460**  
 (203) 701-4848



This document has been prepared by RLWD Commercial for advertising and general information only. RLWD Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RLWD Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RLWD Commercial and/or its licensor(s). ©2018. All rights reserved.