



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

**MAJOR RENOVATION RECENTLY COMPLETED
OFFICE & WAREHOUSE SPACES
AVAILABLE FOR LEASE**

336 State Street, North Haven, CT 06473



For Lease:

Unit 1 – 2,500 SF Front Retail/Office-
\$15/SF NNN (\$3/SF)

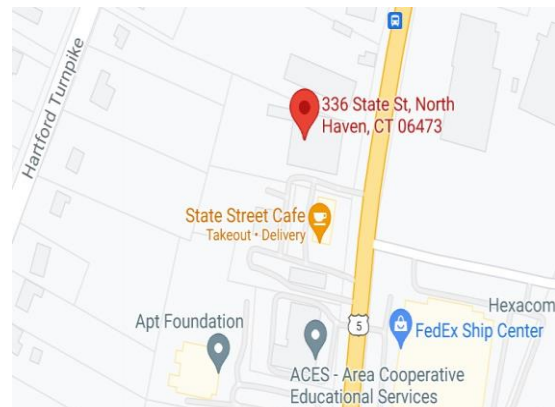
Units 2&3 – 3,800 SF Open Studio-
\$15/SF NNN (\$3/SF)

Unit 5 – 3,000 SF Warehouse w 3
overhead doors- \$10/SF NNN (\$3/SF)

Unit 6 – 3,000 2nd FL office w/ elevator,
HC - \$15/SF NNN (\$3/SF)



- **Brand new spaces ready for fit-out**
- **Spaces can be combined- flexible floor plan**
- **Ample parking**
- **Located on busy Route 5**
- **Easy Access to I-91**





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Property Information

Total Building SF	19,030 SF
Available SF	2,500, 3,800, 3,000 and 3,000 SF
Year Built	1985/Full renovation 2021
Ceiling Height	12'6"
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	0
Loading Dock	0
Overhead Door	3
Construction	Brick/Stone
HVAC	Hot Air/Central A/C
Electric Service	TBD
Gas	Yes
Column Spacing	None
# of Floors	2
Parking	20 (1.05/1,000)
Bathrooms	Average
Acreage	1.48
Frontage	160' +/-
Zoning	CB-40
Assessment	\$485,370
Environmental	TBD
Mill Rate	30.72
Taxes	\$14,911
Taxes / SF	\$0.78

John Wareck
Broker
(203) 645-1213
john@wareck.com



47 High Street
New Haven, CT
06510
(203) 787-7800

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



174 Cherry Street
Milford CT 06460
(203) 701-4848

336 State Street, North Haven, CT 06473

Comments:

Unit 1 – 2,500 SF Front Retail/Office/Service contractor w excellent visibility from street. Can be combined with Units 2&3 for additional space/warehouse - \$15/SF NNN (\$3/SF)

Units 2&3 – 3,800 SF Open Studio – Open side space with 12' ceilings – great for studio, Service contractor – \$15/SF NNN (\$3/SF)

Unit 5 – 3,000 SF Warehouse w 3 overhead doors - \$10/SF NNN (\$3/SF)

Unit 6 – 3,000 SF Second floor office, HC accessible w elevator and ensuite bathrooms. Can be combined with Unit 1 for additional office space - \$15/SF NNN (\$3/SF)

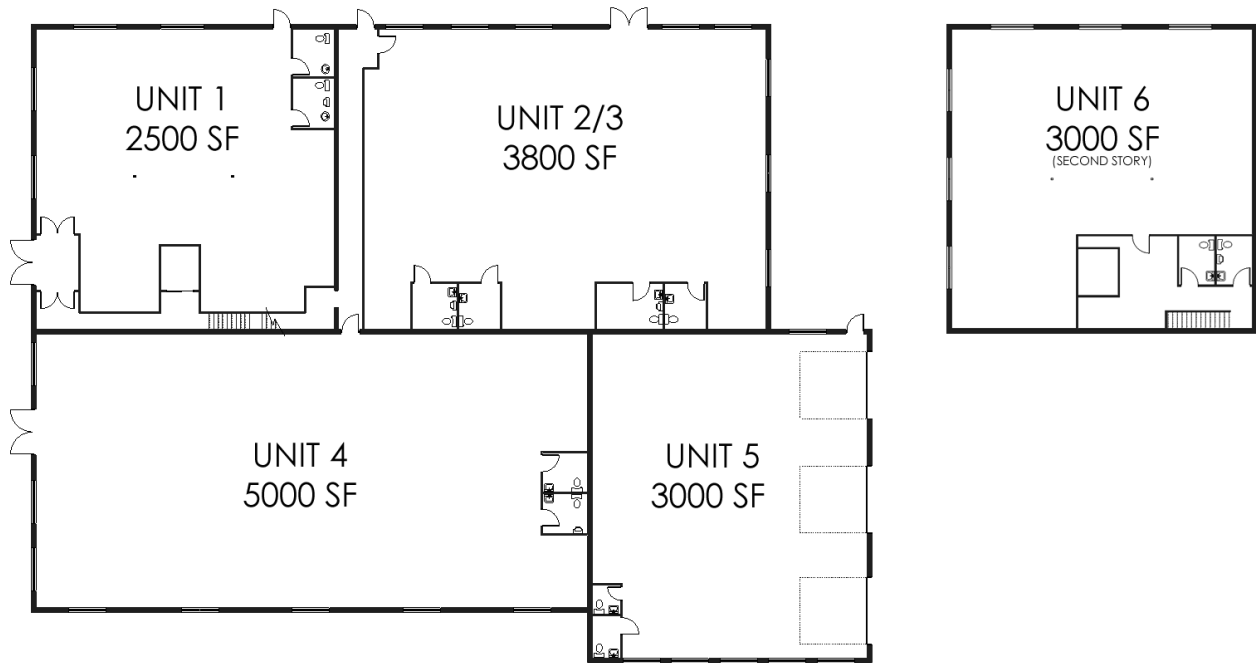
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336 STATE ST, NEW HAVEN FLOOR PLAN





FLOOR PLAN

