



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

# SPACIOUS INDUSTRIAL WAREHOUSE + SHOWROOM on 1.22 Acres AVAILABLE FOR SALE

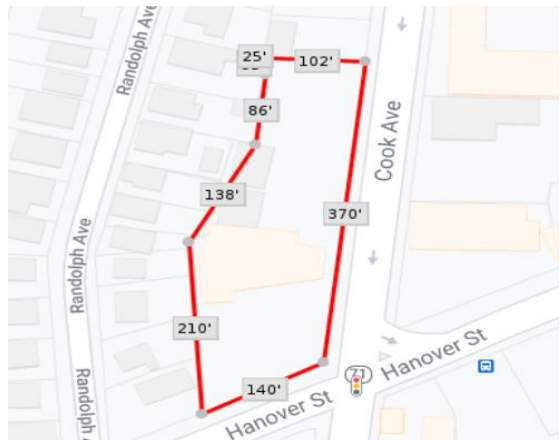
## 75 Cook Avenue, Meriden, CT 06451



**FOR SALE**  
12,879 SF Building w/ 1.22 Acres Land  
**\$ 875,000.00**

**Great Warehouse Site with Showroom**  
**In the heart of Meriden**  
**With expansive parking area**

- Large en suite Warehouse w/ overhead door & Showroom
- Perfect for Furniture Store, Light Manufacturing, Woodworking Shop, Antiques Store, Rental Center
- Corner lot w/ signal
- Additional building with M/M tenant for Add'l Income
- Located in Enterprise and Opportunity Zones





**Property Information**

Total Building SF	12,879
Available SF	12,879 SF
Year Built	1920
Ceiling Height	12'
City Water / Well	City Water
City Sewer / Septic	City Sewer
Sprinkler	No
Loading Dock	No
Overhead Door	8
Construction	Brick, Masonry, Metal
HVAC	Gas Heat/Central Air
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	1.22 Acres
Parking	Paved lot
Bathrooms	4
Frontage	Cook Ave (370') and Hanover St (140').
Zoning	C-1
Assessment	\$539,840
Environmental	TBD
Mill Rate	40.86
Taxes	\$22,058
Taxes / SF	\$1.71



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**75 Cook Ave, Meriden, CT**

Comments:

Must see this Warehouse Property with large Showroom and abundant parking on a Corner lot with traffic signal (Cook Ave & Hanover St). Located in an Opportunity/Enterprise Zone, this property has an attached M/M Automotive tenant who occupies 3,000 SF in separate building, paying a monthly gross plus electric and gas. Tenant will sign a long-term lease making this a fantastic property for an Investor or use this space for your own.  
 Possible uses: Furniture Store, Light Manufacturing, Woodworking Shop, Antiques Store, Rental Center.

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