



# FOR SALE OR LEASE Warehouse/Office



## 336 State Street, North Haven, CT 06473

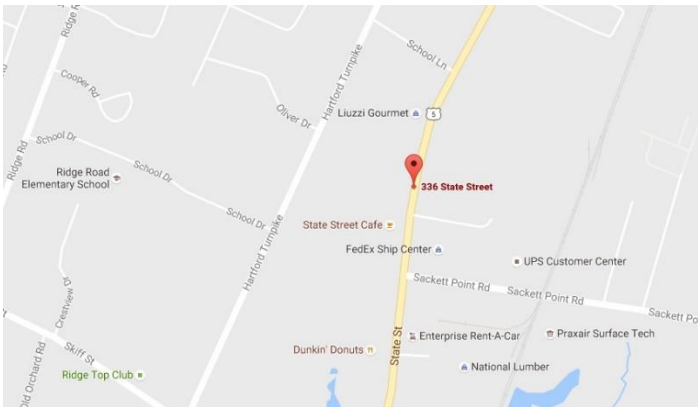


- 19,030 SF - Subdividable
- 1.48 Acres
- For Sale or Lease
- High visibility location
- Easy Access to I-91 and Rte 15

**Possible uses; office,  
industrial, or retail.  
Easy access to I-95 & Route  
15 w/ Frontage on State St.**

**RLWD Commercial  
174 Cherry St  
Milford, CT 06460  
Ph: 203-701-4848  
Fax: 203-876-9709**

**SALE: \$850,000  
LEASE: \$6/SF NNN or \$9/SF + util**



**Ken Ginsberg 203-376-6266 ken@kngrealty.com**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. RLWD, LLC, is not responsible for misstatement of facts, errors or omissions.



## PROPERTY INFORMATION



Total Building SF	19,030
Available SF	19,030
Year Built	1985
Ceiling Height	Unknown
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	0
Overhead Door	3
Construction	Brick/Block
HVAC	TBD
Electric Service	400 AMP - poss more
Gas	Yes
Column Spacing	Clear Span
# of Floors	2
Roof	Flat Rubber
Parking	TBD
Land Area	1.48 Acres
Bathrooms	TBD
Frontage	130'+/-
Zoning	CB40
Assessment	\$507,500
Environmental	NA
Mill Rate	29.42
Taxes	\$14,930.65

**Comments:** This building was recently gutted for maximum flexibility. Variety of possible uses ranging from medical, to office in the front with warehouse/storage in the back. Machine shop, Truck storage with high overhead doors. Plenty of parking. Convert second floor to office.

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