

FOR LEASE | 117,053± SF INDUSTRIAL SPACE

3 DOCKS + 1 RUBBISH DOCK, 2 OVERHEAD DOORS

70 Stoddard Avenue, North Haven, CT 06473

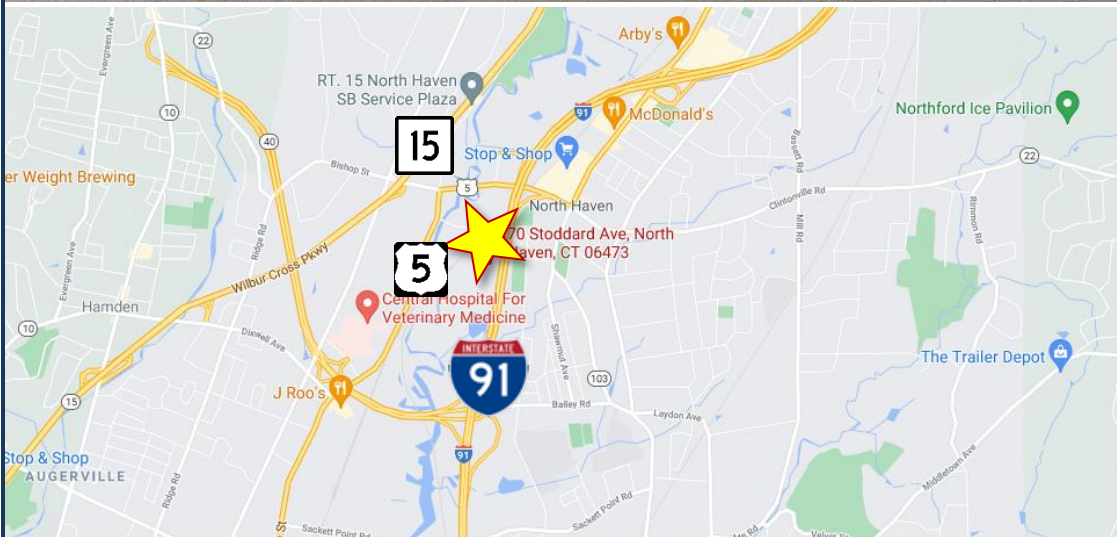
LEASE RATE: \$6.95/SF NNN

**O,R
&L**
Celebrating over
30 YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Photo Tour



Property Highlights

- \$6.95/SF NNN
- 117,053± SF Available
- 5.6± Acres
- 3,480± SF Office
- 2000a Heavy Power
- 3 Dock Doors
- 2 Overhead Doors
- 0.8 miles to I-91
- A/C in Office Area
- LED Lighting
- 5 Ton Crane
- Many area amenities

For more information contact:

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O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA	117,053± SF
AVAILABLE AREA	117,053± SF
MAX CONTIGUOUS AREA	117,053± SF
WILL SUBDIVIDE TO	55,709± SF
OFFICE AREA	3,480± SF
NUMBER OF FLOORS	1
COLUMN SPACING	40'x23'
CLEAR HEIGHT	14'
LOADING DOCKS	4 (1 rubbish)
DRIVE-IN DOORS	2
CONSTRUCTION	Masonry
ROOF TYPE	T&G
YEAR BUILT	1964

MECHANICAL EQUIPMENT

AIR CONDITIONING	Office area
TYPE OF HEAT	Natural Gas & Oil
SPRINKLERED	None, Fire alarm system
ELECTRIC SERVICE	2000a
LIGHTING	LED

TAXES

ASSESSMENT	\$2,030,000
MILL RATE	30.71
TAXES	\$62,341 (\$0.53/SF)

COMMENTS

O,R&L Commercial is pleased to present a 117,053± SF Industrial Warehouse / Distribution / Manufacturing building available for lease on 5.6± Acres. The building offers 3 dock doors, 2 overhead doors, a trash dock, heavy power, 3,480± SF of air conditioned office and could be demised to 55,709± SF. The property has 105 lined parking spaces.

DIRECTIONS

I-91N to Exit 11, onto Washington Ave, R onto Broadway, L onto Elm St, R onto Stoddard.
I-91S to Washington Ave, R onto Broadway, L onto Elm St, R onto Stoddard.

SITE INFORMATION

SITE AREA	5.6± Acres
ZONING	IL30
PARKING	105 Surface Spaces
SIGNAGE	On Building
VISIBILITY	Great
FRONTAGE	623.81
HWY.ACCESS	0.8 miles to I-91 exit 11
TRAFFIC COUNT	4,109 ADT (Elm St.) 95,200 ADT (I-91)

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Public Connected

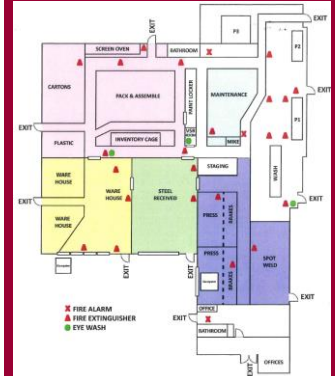
EXPENSES

RE TAXES	☒ Tenant ☐ Landlord
UTILITIES	☒ Tenant ☐ Landlord
INSURANCE	☒ Tenant ☐ Landlord
MAINTENANCE	☒ Tenant ☐ Landlord
JANITORIAL	☒ Tenant ☐ Landlord

CAM \$1.45 PSF (2023 Est.)

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- LED Lighting
- 5 Ton Crane
- Many area amenities
 - Shopping
 - Banking
 - Dining



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Connect with Us



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