

FOR SALE | RENOVATED INDUSTRIAL / SHOWROOM BUILDING

5,160± SF | 2 DRIVE-IN DOORS | FENCED IN LOT

190 Fulton Terrace, New Haven, CT 06512

SALE PRICE: \$599,000

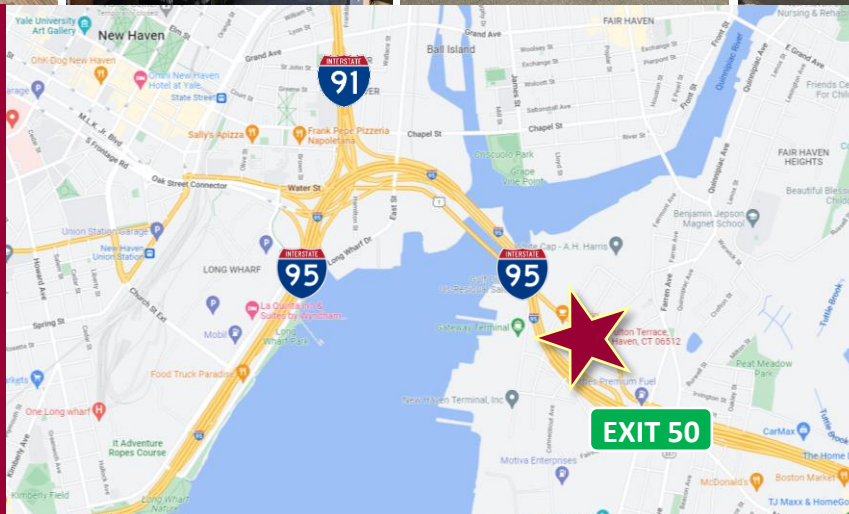


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Property Highlights

- 5,160± SF Industrial / Showroom Building
- Renovated within last 10 years
- 2 Drive-in Overhead Doors
- 3 Phase Power
- Ample parking directly adjacent to building
- 0.36± Acre private fenced lot
- Convenient to highways

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
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 BLDG AREA 5,160± SF
AVAILABLE AREA 5,160± SF
NUMBER OF FLOORS 1
DRIVE-IN DOORS 2
CONSTRUCTION Masonry
ROOF TYPE T&G/Rubber
YEAR BUILT 1952
RENOVATED Within last 10 years

SITE INFORMATION

SITE AREA 0.36± Acres
ZONING IH
PARKING Surface spaces
SIGNAGE Building
VISIBILITY Excellent
FRONTAGE 100'
HWY ACCESS I-95, I-91

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Natural Gas, Connected

TAXES

ASSESSMENT \$292,635
MILL RATE 39.75
TAXES \$11,632.24

MECHANICAL EQUIPMENT

AIR CONDITIONING & HEAT Heat/AC Split
SPRINKLERED No
ELECTRIC SERVICE 400amp, 3 Phase

COMMENTS O,R&L Commercial is pleased to present a 5,160± SF Industrial / Showroom building for Sale with 2 drive-in overhead doors. The building has had 500k in renovations within the last 10 years and shows clean and presentable with nice offices, clean warehouse space and 3 phase power. Private fenced lot, ample parking directly adjacent to building. Convenient I-95 and I-91 highway access.

DIRECTIONS I-95 to Exit 50 toward Lighthouse Point/Woodward Ave, turn slight right, first right onto Fulton Terrace

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