

HIGH – BAY LIGHT INDUSTRIAL / WAREHOUSE / DISTRIBUTION

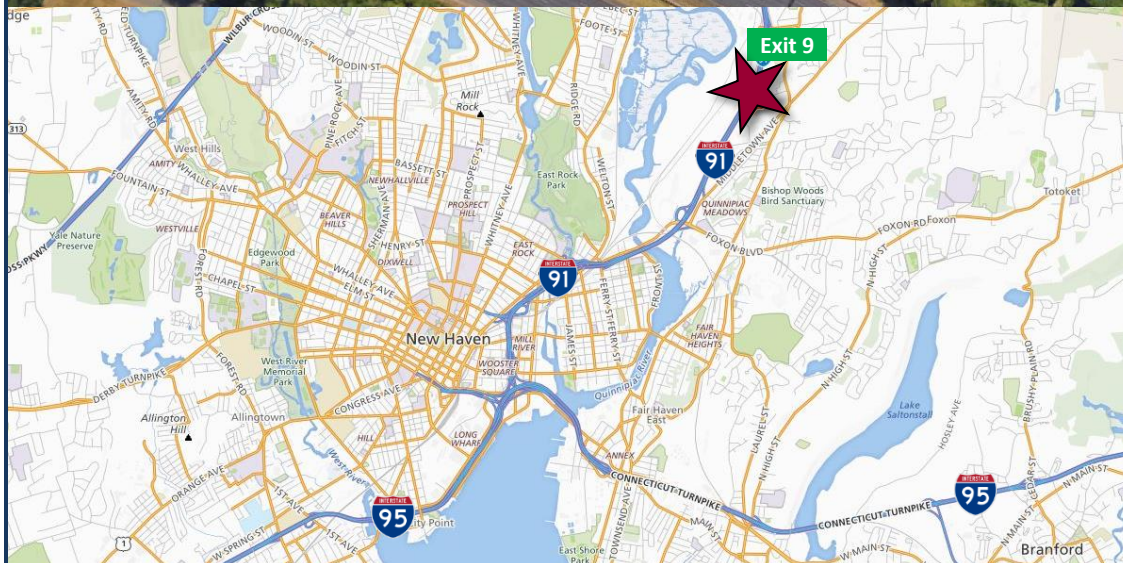
FOR LEASE: 5,900± SF AVAILABLE | 2 DRIVE-IN DOORS / 900± SF OFFICE SPACE

78-98 Rebesch Drive, North Haven, CT 06473

LEASE RATE: \$4.95/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 5,900± SF for Lease
- 2 Drive-in doors 8x8
- High-Bay Warehouse
- 22-24' Clear ceiling heights
- 900± SF Office space
- Zoning: IL30
- Convenient to I-91 & I-95 Interchange

For more information contact:

Rich Guralnick, CCIM | 203-623-0922 Cell | 203-643-1002 Office | rguralnick@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 52,803± SF
AVAILABLE AREA 5,900± SF
MAX CONTIGUOUS AREA 5,900± SF
OFFICE SPACE 900± SF
NUMBER OF FLOORS 1
CLEAR HEIGHT 22-24'
DRIVE-IN DOORS 2 (8X8)
CONSTRUCTION Steel
ROOF TYPE T&G Rubber
YEAR BUILT 1989

SITE

SITE AREA 10.92 acres
ZONING IL30
PARKING 2/1,000 ratio / Open
SIGNAGE Building
VISIBILITY Excellent
FRONTAGE 350'
HWY ACCESS I-91 Exit 9

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air in office
TYPE OF HEAT Gas, Warm Air
SPRINKLERED Yes, Wet
ELECTRIC SERVICE 200-400amp / 208v

EXPENSES

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

COMMENTS 5,900± SF High-Bay Light Industrial / Warehouse / Distribution / Flex space available for Lease. 2 drive-in doors (8x8), 22-24' ceiling heights and 900± SF of office space. Easy access to I-91 and close to I-95 interchange. Nets are \$2.35/psf.

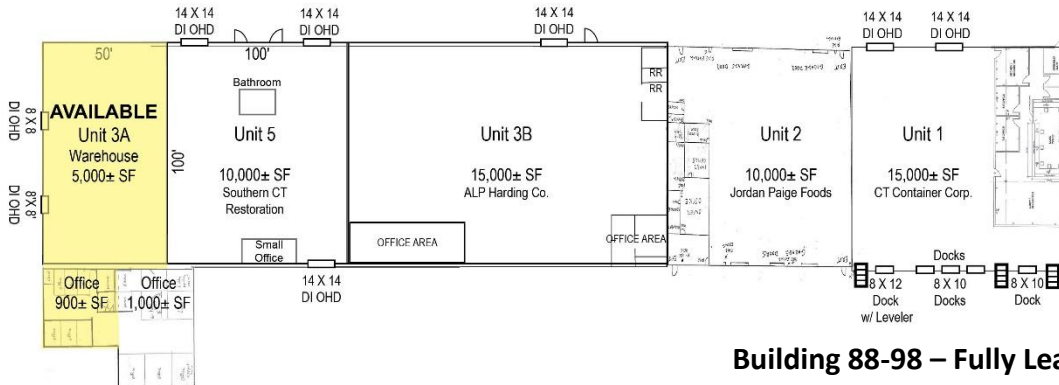
DIRECTIONS I-91 to Exit 9 (Montowese Ave), right to light, right onto Route 103 (Quinnipiac Ave) to McDermott Road to Rebesch Drive. Property is at the end of the road.

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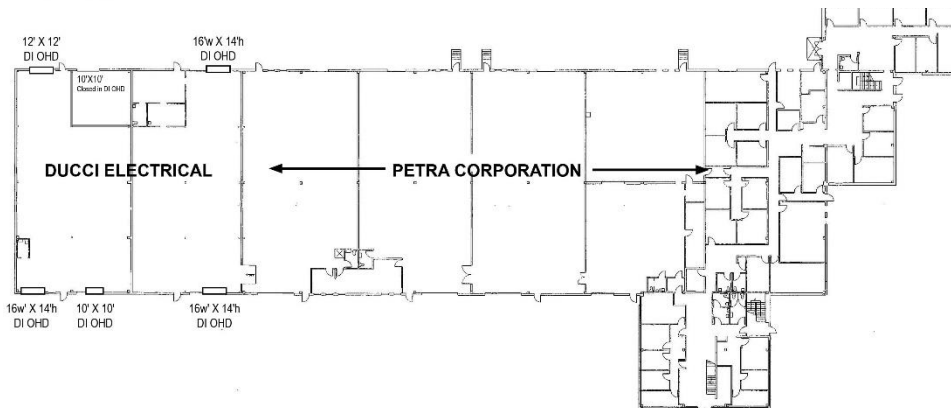
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Building 78 – 5,900± SF for Lease



Building 88-98 – Fully Leased



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