

Industrial Property with Multiple Docks, Drive-ins & Potential for Rail Spur Loading for Sale

27-45 Dodge Avenue
North Haven, Connecticut 06473



For Sale at \$1,900,000.00

- ▶ Minutes to major thoroughfares on 2.67 acres on Dodge Avenue in North Haven, CT, the property is in a Light Industrial (IL-80) Zone with a fenced gated secure parking lot.
- ▶ There are two buildings on the property:
 - ▶ One 28,700 SF concrete/cinder block building built in 1970 with a 12'-16.5' ceiling height, a decommissioned Kohler 250 Generator, three loading docks (One 8' H x 5' W & Two 8' H x 8' W), and five drive-in doors (Two 12' H x 12' W, Two 10' H x 10' W, and One 14' H x 12' W). Drive-thru capability with potential for rail spur loading.
 - ▶ One 10,000 SF concrete/cinder block building built in 1981 with a 17.5' ceiling height, two 12' H x 12' W loading docks and one 12' H x 10' W drive-in door.
- ▶ Two miles from the Wilbur Cross Parkway, Route 15, Exit 64, and less than two miles to I-91.
- ▶ Conveniently located off Defco Park Road which intersects with Route 5 and is within walking distance to a bus stop.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

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COMMERCIAL, L.L.C.

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For Sale

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Industrial Property on Inactive Rail Spur with Multiple Docks and Drive-ins for Sale. Minutes to major thoroughfares on 2.67 acres on Dodge Avenue in North Haven, CT, the property is in a Light Industrial (IL-80) Zone with a fenced gated secure parking lot. There are two buildings on the property:

- One 28,700 SF concrete/cinder block building built in 1970 with a 12'-16.5' ceiling height, a decommissioned Kohler 250 Generator, three loading docks (One 8' H x 5' W & Two 8' H x 8') and five drive-in doors (Two 12' H x 12' W, Two 10' H x 10' W, and One 14' H x 12' W). Drive-thru capability with potential for rail spur loading.
- One 10,000 SF concrete/cinder block building built in 1981 with a 17.5' ceiling height, two 12' H x 12' W loading docks and one 12' H x 10' W drive-in door.

The property is two miles from the Wilbur Cross Parkway, Route 15, Exit 64, and less than two miles to I-91. It is conveniently located off Defco Park Road which intersects with Route 5 and is within walking distance to a bus stop.

The Site

Total Building Size:	28,700 SF & 10,000 SF
Land:	2.67 Acres
Zoning:	IL-80
Real Estate Taxes:	\$28,979.18 (2021)
Year Built:	1970 & 1981 Concrete/
Construction:	Cinder Block
Stories:	One

The Location

Highway:	Easy access to Route 15 (Wilbur Cross Parkway), Exit 64, and I-91
Shopping:	Walking distance to restaurants and shops
Public Transportation:	Walk to Bus stop

Features

Parking:	Abundant with Secure Gated Lot
Loading:	3 Loading Docks, 5 Drive-in Doors
Ceiling Height:	12' - 16.5'
Amenities:	LED Lighting, Kitchen, Restrooms, Fenced Gated Secure Parking Lot, Decommissioned Generator

Utilities

Water/Sewer:	City/Septic
A/C:	Partial Central Air-Conditioning
Heating:	Gas
Power:	400-600 Amps 277/480 Volts

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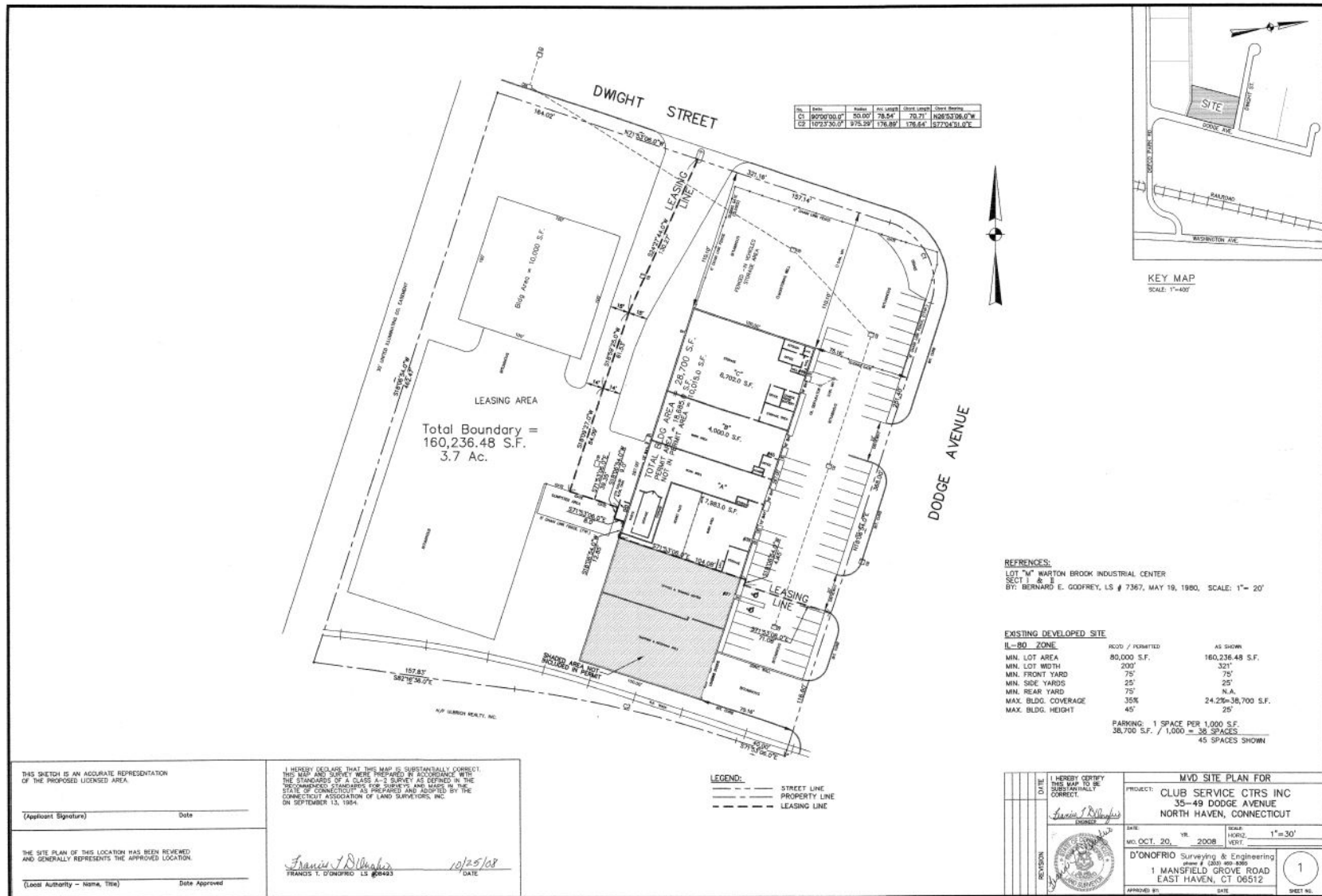


For Sale

A2 Survey

27-45 Dodge Avenue

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On 2.67 Acres
in an Light Industrial (IL-80) Zone

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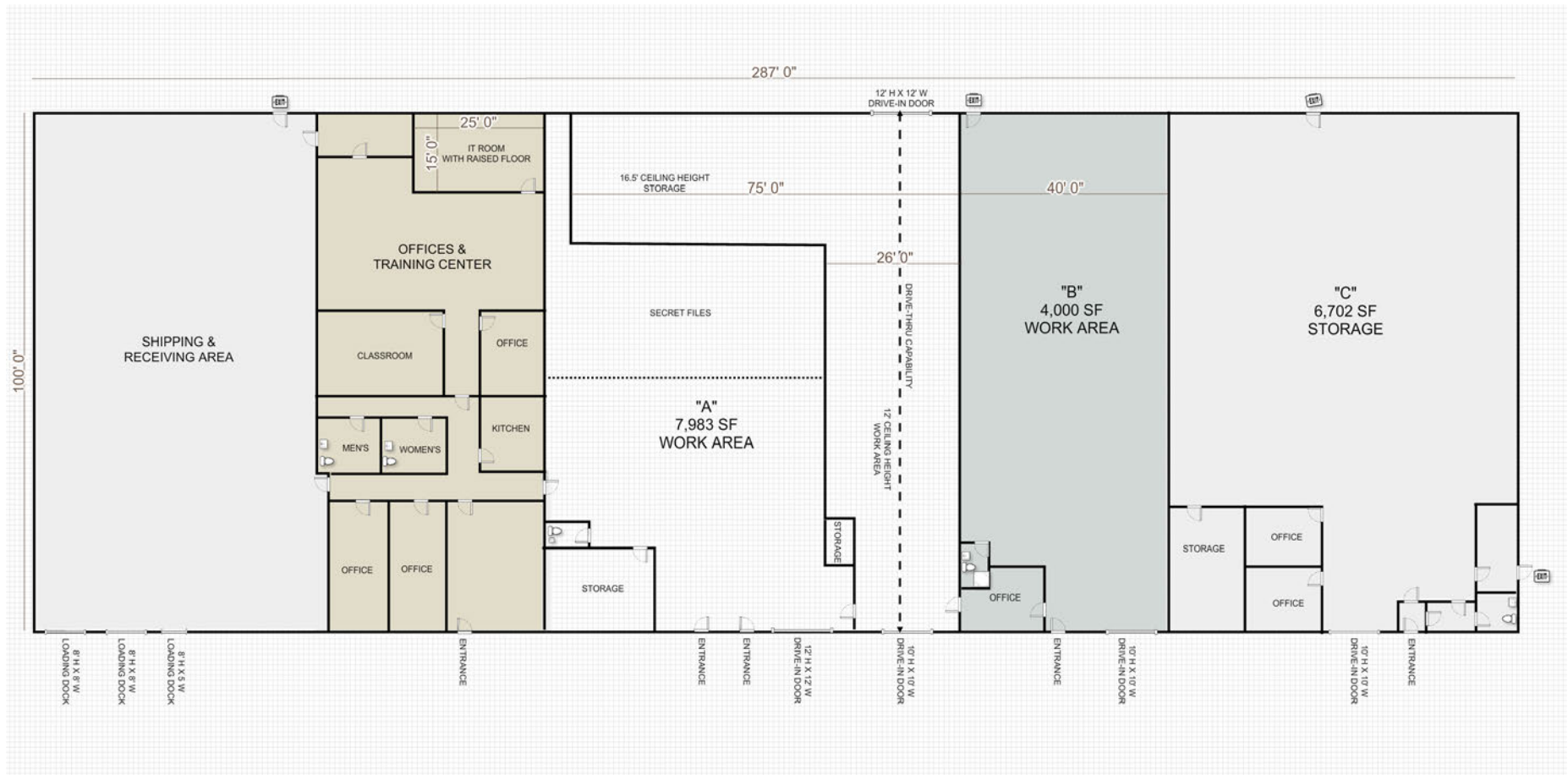
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For Sale

Floor Plan - 28,700 SF Building - NOT TO SCALE

27-45 Dodge Avenue
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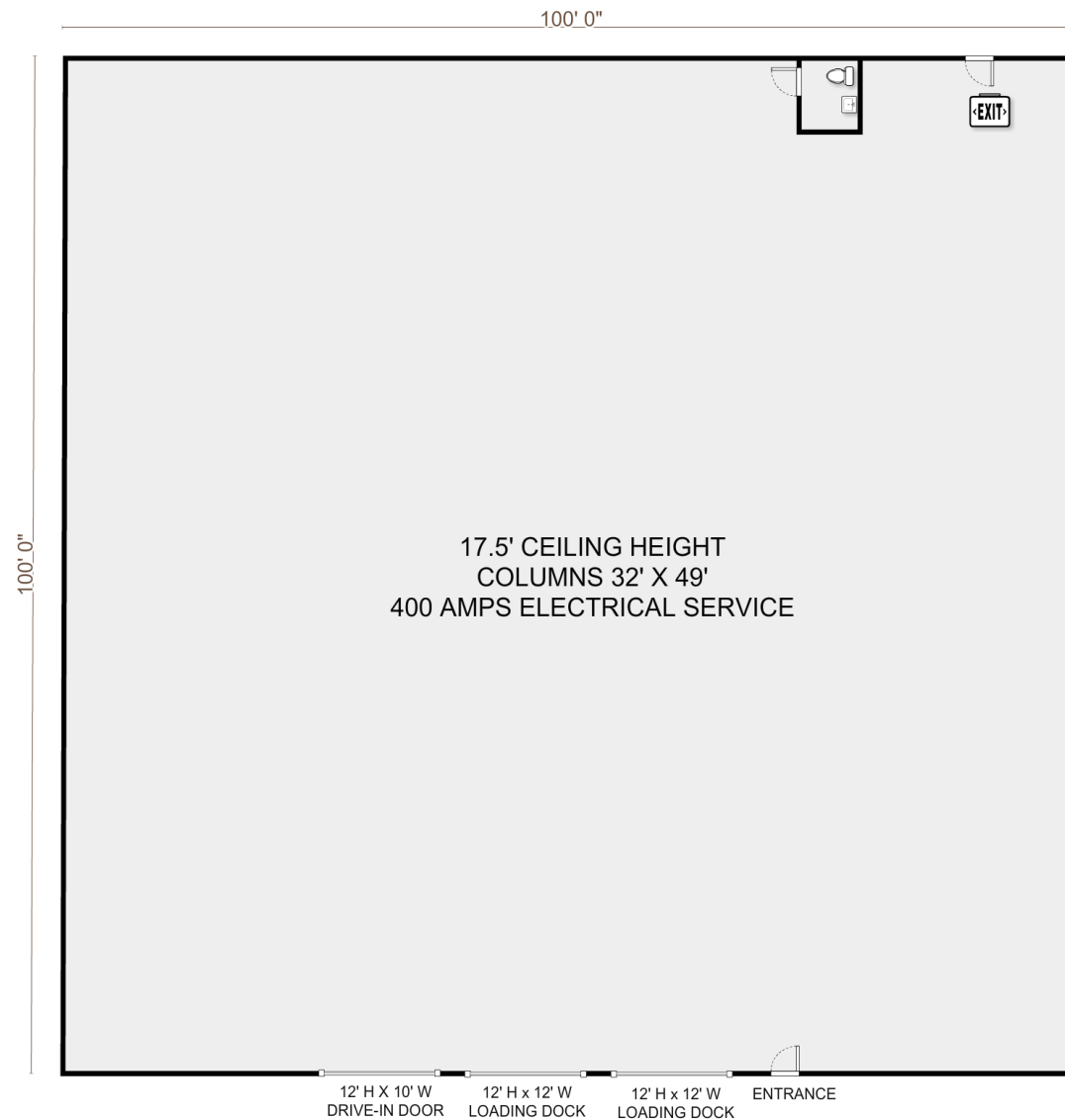
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For Sale

Floor Plan - 10,000 SF Building - NOT TO SCALE

27-45 Dodge Avenue

North Haven, Connecticut 06473

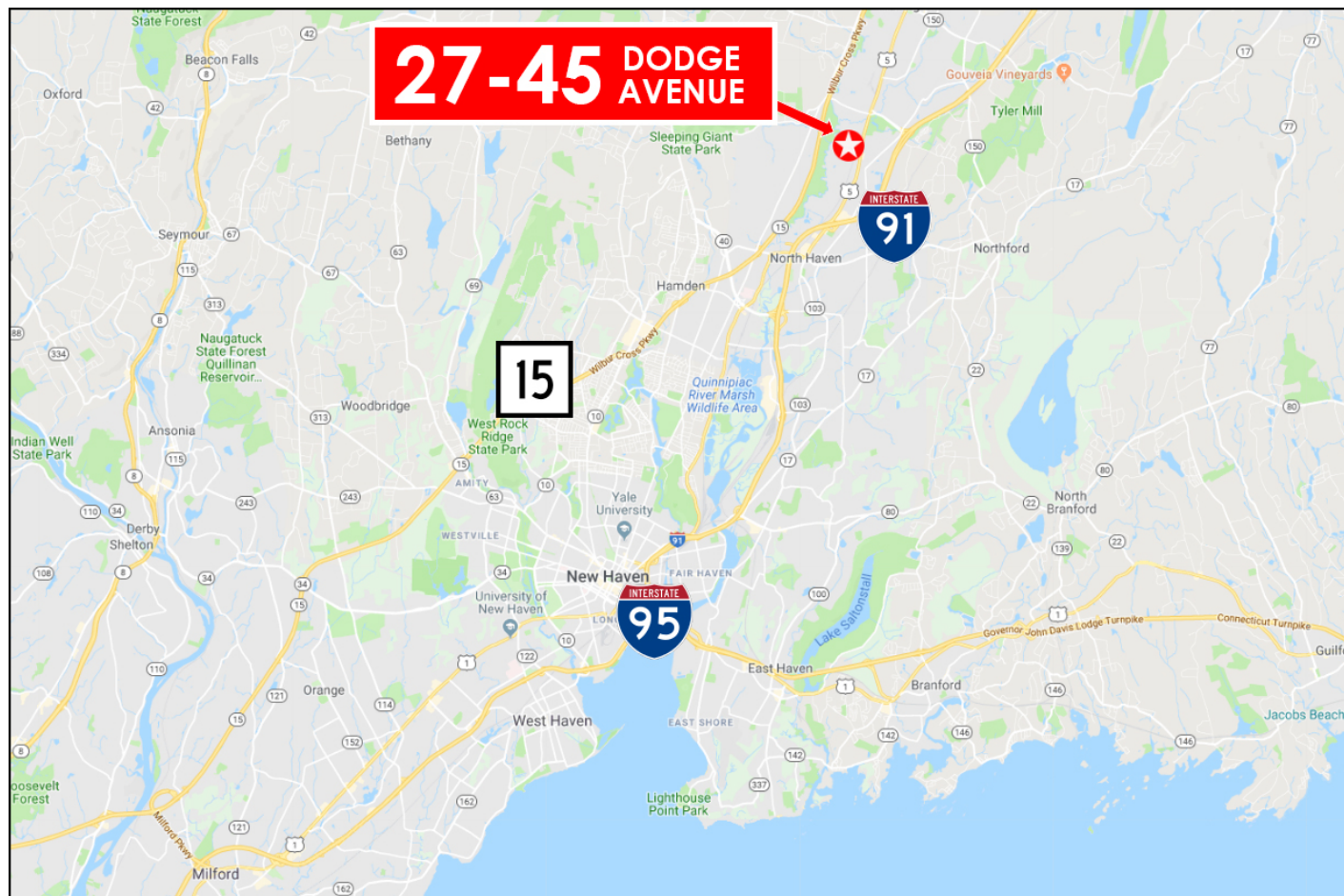


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For Sale
Location Map

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and less than two miles to I-91.

Conveniently located off Defco Park Road
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For Sale

Photo Gallery - 28,700 SF BUILDING

27-45 Dodge Avenue

North Haven, Connecticut 06473



28,700 SF BUILDING WITH 3 LOADING DOCKS



SECURE GATED PARKING LOT



FIVE DRIVE-IN DOORS WITH DRIVE-THRU CAPABILITY



POTENTIAL FOR RAIL SPUR LOADING



WAREHOUSE SPACE WITH 12'-16.5' CEILING HEIGHT



DECOMMISSIONED KOHLER 250 GENERATOR

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For Sale
Photo Gallery - 28,700 SF BUILDING

27-45 Dodge Avenue
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UP TO 16..5' CEILING HEIGHT



DRIVE-THRU WAREHOUSE



CALL CENTER



CONFERENCE ROOM



IT ROOM WITH RAISED FLOOR



OFFICE SPACE

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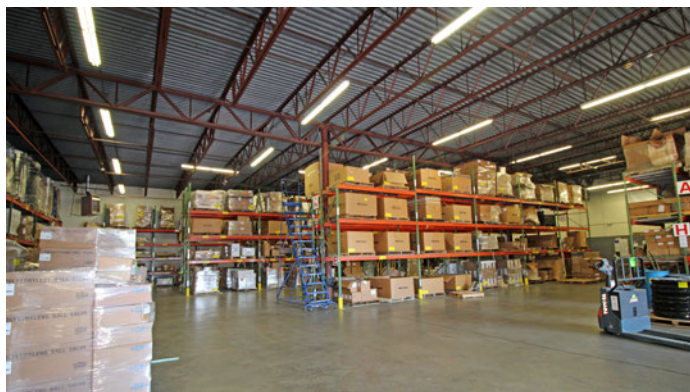
Photo Gallery - 10,000 SF BUILDING

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1 DRIVE-IN DOOR & 2 LOADING DOCKS



10,000 SF BUILDING



17.5' CEILING HEIGHT

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Light Industrial District (IL-80)

For complete zoning regulations, please visit the [City of North Haven website](#).

SECTION 5.1 LIGHT INDUSTRIAL IL DISTRICTS

5.1.1 Uses Permitted in Light Industrial Districts IL

No use shall be permitted in any Light Industrial District except one listed in this Section 5.1.1.

5.1.1.1 Residential uses permitted by Section 2.1.1.2.

5.1.1.2 Restaurants and taverns.

5.1.1.3 Professional and business offices and financial institutions.

5.1.1.4 Hotels, apartment hotels and motels, providing that the lot area is equivalent to 2,000 square feet for each individual guest unit, when specifically approved by the Planning & Zoning Commission after a Public Hearing; subject to such codes as said Board may establish, giving consideration to the effect of the proposed use on present and future uses, in the vicinity, to the proposed site planning and landscaping, except that the site must be serviced by sanitary sewers and a highway or street having a curb to curb paved width of 40 feet minimum. The width of the parcel shall not be less than 150 feet, measured at the building line, nor contain less than two (2) acres. Further, subject to the codes affecting traffic safety and to other standards provided in these Regulations.

5.1.1.4.1 Floor Area:

1 Room = 400 sq. ft. minimum

2 Rooms = 600 sq. ft. minimum

5.1.1.4.2 Maximum number of rooms = 2

5.1.1.5 Vocational and technical schools, undertaker's establishments.

5.1.1.6 Clubs, lodges and community houses, radio and television studios.

5.1.1.7 Police stations, firehouses, municipal service buildings.

5.1.1.8 Telephone exchange, electric transformer station, gas, water or sewer pumping station or gatehouse, without service yard.

5.1.1.9 Public utility building, including service yard.

5.1.1.10 Basic neighborhood stores: book and stationery, cigar, drug, dry goods and notions, florist, food, including retail bakery, haberdashery, hardware.

5.1.1.11 Retail package liquor stores.

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the [City of North Haven website](#).

5.1.1.12 Basic neighborhood services: barber, beauty parlor, custom tailoring and dressmaking, cleaning and laundry agency, self-service washing machine establishments, jewelry and watch repair, shoe repair, radio and television repair, locksmith.

5.1.1.13 Commercial kennels and veterinary hospitals provided they are located on lots of not less than 1 acre and provided that no dogs are kept in any building or enclosure located less than 50 feet from any lot line.

5.1.1.14 Retail stores for art, artist supplies, antiques, gifts, jewelry, optical goods, and luggage, photographic supplies and studios, clothing, shoes, appliance stores, furniture, furnishings, electrical supplies, radio and television equipment, musical instruments, records, sporting goods, toys, bicycles, business equipment and typewriters and metal working machinery.

5.1.1.15 Department stores, feed stores, garden supplies, seeds, paint and wallpaper stores, furniture repair and upholstery shops.

5.1.1.16 Studios for enhanced educational and development opportunities for children and adults. Instruction sessions shall be limited to three hours per session. No outdoor instruction or recreation shall be permitted. The maximum useable floor area for such a facility shall be no greater than 2,000 sq. ft. No use which requires a child day care license pursuant to Connecticut General Statutes Section 19a-77 thru 19a-80 shall be considered under this section 5.1.1.16. This use shall be permitted in the CA, CB and IL zones. (effective May 1, 2006)

5.1.1.17 Newspaper establishments and printing, photo-engraving and book-binding.

5.1.1.18 Blueprinting and similar reproduction service.

5.1.1.19 Wholesale offices and showrooms with storage limited to samples only.

5.1.1.20 Automobile service stations.

5.1.1.21 Mechanical, or automatic car wash.

5.1.1.22 Automotive testing facilities.

5.1.1.23 Car rental facility when specifically approved by the Planning & Zoning Commission by Special Permit after a Public Hearing, subject to such conditions as said Commission may establish' and after the Commission has given consideration to the effect of the proposed use on present and future uses in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, aesthetics, the standards set forth in the purpose clause of these regulations and to any and all other standards provided in these regulations. In addition, no mechanical repairs, body repairs, painting, gasoline filling and outside storage of damaged or

inoperable rental vehicles are permitted on site. Such approval shall also be required for any expansion of such use.

5.1.1.24 Farm equipment and boat salesrooms and outdoor sales areas.

5.1.1.25 Public garages including repairs, except body work.

5.1.1.26 Automobile salesrooms and outdoor sales areas subject to the provisions of Section 8.11.

5.1.1.27 Public parking areas.

5.1.1.28 Storage, sale and repair of heavy contractor's equipment when specifically approved by the Planning & Zoning Commission after a Public Hearing, subject to such conditions as said Commission may establish; and after the Commission has given consideration to the effect of the proposed use or present and future uses in the vicinity, to the proposed site planning & landscaping, to the conditions affecting traffic safety, aesthetics, the standards set forth in the Purpose Clause of these Regulations, and to any and all other standards provided in these Regulations, but nothing herein shall be construed to permit the junking, wrecking, stripping, partial or total demolition, or reprocessing of such motor vehicles on said premises unless permitted pursuant to Section 5.2.1.55.

5.1.1.29 Theaters, indoor.

5.1.1.30 Theaters, outdoor when specifically approved by the Planning & Zoning Commission after a Public Hearing; subject to such conditions as the Commission may establish, giving consideration to the effect of the proposed use on present and future uses in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic and safety, and to other standards provided in these Regulations.

5.1.1.31 Bowling alleys, commercial skating rinks, tennis courts, golf driving ranges, indoor and outdoor miniature golf courses, commercial swimming pools, dance halls, eating and drinking places with entertainment.

5.1.1.32 Indoor tennis courts with locker and lounge facilities and indoor baseball training facility with locker and lounge facilities.

5.1.1.33 Slot car racing.

5.1.1.34 Research laboratories.

5.1.1.35 Storage warehouses, cold storage and ice manufacturer.

5.1.1.36 Wholesale distribution and trucking terminals, including the operation of truck renting and leasing; wholesale produce and wholesale meat markets.

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the City of North Haven website.

5.1.1.37 Monument and stone cutting works.

5.1.1.38 Machine tools, lumber and building materials storage and sales.

5.1.1.39 Manufacturer of optical goods, business machines, precision instruments, surgical and dental instruments.

5.1.1.40 Motion picture production.

5.1.1.41 Manufacture, compounding, processing, packaging or treatment of beverages, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toilet supplies and food products excluding fish, meat, sauerkraut and vinegar and also excluding the rendering or refining of fats and oils.

5.1.1.42 Assembling or treatment of articles from the following previously prepared materials: bone, cellophane, canvas, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious metals or stones, shells, textiles, tobacco, wood, yarns.

5.1.1.43 Carpentry, woodworking, millwork manufacture and upholstery shops.

5.1.1.44 Fabrication and installation of glass.

5.1.1.45 Laundry, cleaning and dyeing establishment and rug cleaning.

5.1.1.46 Metal finishing, plating, grinding, polishing, cleaning and rustproofing, stamping and extrusion of small products.

5.1.1.47 Light metal fabrication, sheet metal work.

5.1.1.48 Machine shop, blacksmith shop, manufacture of light machinery.

5.1.1.49 Manufacture of electrical and electronic equipment, electric wire and cable.

5.1.1.50 Assembly only, not manufacturing of electronic and electro-mechanical systems and devices including circuit boards, wiring harness, cable assemblies and small sub-assemblies of electrical and electro-mechanical systems with Planning & Zoning Commission approval, subject to such conditions as the Commission may establish. In addition, no exterior emissions of waste products associated with the assembly process are allowed.

5.1.1.51 Tool and die making, including incidental casting.

5.1.1.52 Manufacture of ceramic products such as porcelain and pottery.

5.1.1.53 Manufacture of silverware and similar products.

5.1.1.54 Manufacture and assembly of toys, sporting goods, musical instruments, clocks and watches.

5.1.1.55 Brewery and distillery of beverages.

5.1.1.56 Smelting and refining of precious metals.

5.1.1.57 Wholesale distribution of petroleum products including storage in underground tanks or in tanks above ground not exceeding 10,000 gallons capacity.

5.1.1.58 Airports, landing strips for airplanes helicopters.*

5.1.1.59 Manufacture of, production of, processing or bottling or cylinderizing gases - when specifically approved by the Planning and Zoning Commission after a public hearing; notice of which shall be published in the form of a legal advertisement appearing in a newspaper having substantial circulation in North Haven at least twice at intervals of not less than two days, the first not more than fifteen days nor less than ten days, and the last not less than two days, before the public hearing. The Commission shall grant such use if it finds the proposed use and its location will not be detrimental to present or future uses in the vicinity, that the proposed use will be in accordance with accepted standards for the industry and in accordance with applicable State standards and that the use as proposed will not create a safety hazard to surrounding properties and uses.

5.1.1.60 Recycling Center — Transfer Station owned or operated under the authority of the Town of North Haven.

5.1.1.60.1 A Recycling Center — Transfer Station owned or operated by the Town of North Haven is a specifically permitted use, and all other provisions of the North Haven Town Zoning Regulations shall not be deemed to regulate, restrict nor apply after site plan approval to this use except:

(1) Any proposed new Recycling Center - Transfer Station within the Coastal Boundary shall also be required to comply with Section 10.2 of these Regulations (Coastal Site Plan Review).

(2) The Recycling Center - The owner of the Recycling Center - Transfer Station shall obtain all necessary permits. All plans and reports submitted to the Department of Environmental Protection shall be provided to the Planning and Zoning Commission.

5.1.1.61 Pet Grooming Establishments

5.1.1.62 Billiard Parlors when specifically approved by the Planning and Zoning Commission by Special Permit after a Public Hearing, subject to such conditions as the Commission may establish and after the Commission has given consideration to the effect of the proposed use or present and future uses in the vicinity, aesthetics, and any and all standards set forth in these Regulations.

5.1.1.62.1 Billiard Parlors shall not be located within 500 feet from any premises used or reserved to be used for a college, school, church, synagogue, hospital or library and shall not be located within 2,000 feet from the edge of the village green, said green being bounded by Maple, Church, Trumbull and St. John Streets. The distances required in this section shall be measured from the nearest property line of the billiard parlor property to the nearest property line of any property to which the rule applies.

5.1.1.63 Accessory uses customarily incidental to a permitted use.

5.1.1.64 Signs as permitted by Section 3.2.1.8. Signs which are painted on or affixed against and parallel to the wall or windows of the building and which pertain to a business located on the premises, provided that the aggregate area of such sign or signs on any one wall of such building shall not exceed 10 percent of the gross area of such wall. No sign shall be illuminated in such a manner that it may be mistaken for a highway traffic signal and no sign shall be flashing.

5.1.2 Required Lot Area, Width, Yards, Coverage, Height, Density

<u>District</u>	<u>IL-30</u>	<u>IL-80</u>
Minimum Lot Area, in sq.ft.	30,000	80,000
Minimum Lot Width, Ft.	100*	200
Minimum Front Yard, ft.	75	75
Minimum Rear Yard, ft.	40	75
Minimum Side Yard, Each, feet	20	25
Maximum Building Coverage, % including accessory buildings	35	35
Maximum Height, ft.	60	60