

**FOR SALE: HEAVY INDUSTRIAL OPPORTUNITY**  
**24,000 SF +/- on 10.83 +/- ACRES w/ I-91 VISIBILITY**  
**150 Middletown Avenue, New Haven, CT**



**COLONIAL PROPERTIES**



**PROPERTY INFORMATION**

<b>Sale Price:</b>	<b>Undisclosed</b>
<b>Total SqFt:</b>	24,000 +/-
<b># of Bldgs:</b>	Four (4)
<b>Lot Size</b>	10.83 Acres +/-
<b>Taxes:</b>	\$42,992/yr
<b>Zoning:</b>	IH
<b>Frontage:</b>	217 Ft. +/-

**HIGHLIGHTS**

- Bldg 1: 2,300 SF, Bldg 2: 2,500 SF, Bldg 3:15,000 SF, Bldg 4: 4,000 SF
- 24' + Ceiling height in main building
- Strategic Location-Immediately adjacent to I-91, 2.3 miles to I-95
- Highway visibility
- Ideal Owner/User Opportunity

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



200 Boston Post Road, Orange, CT 06477

**Mike Richetelli**  
**Office: 203-795-8060 x11**  
**Cell: 203-376-0904**  
**mike@colprop.com**  
**www.colprop.com**



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## PROPERTY DESCRIPTION

*Exceptional Heavy Industrial Property – 24,000± SF on 11 Acres with Prime Highway Access*

This rare heavy industrial opportunity offers approximately 24,000 square feet of space situated on nearly 11 acres. Strategically located just off I-91 with excellent highway visibility, the property is only 2 miles from the I-95 interchange, ensuring seamless regional and interstate access.

Zoned for heavy industrial use, the site offers exceptional flexibility for a wide range of industrial, manufacturing, distribution, or redevelopment purposes. Its high-profile location and expansive acreage make it an ideal choice for users seeking space, accessibility, and visibility.

**\*\*\* Do NOT Visit Site Unaccompanied, Must Coordinate Viewings with Broker\*\*\***

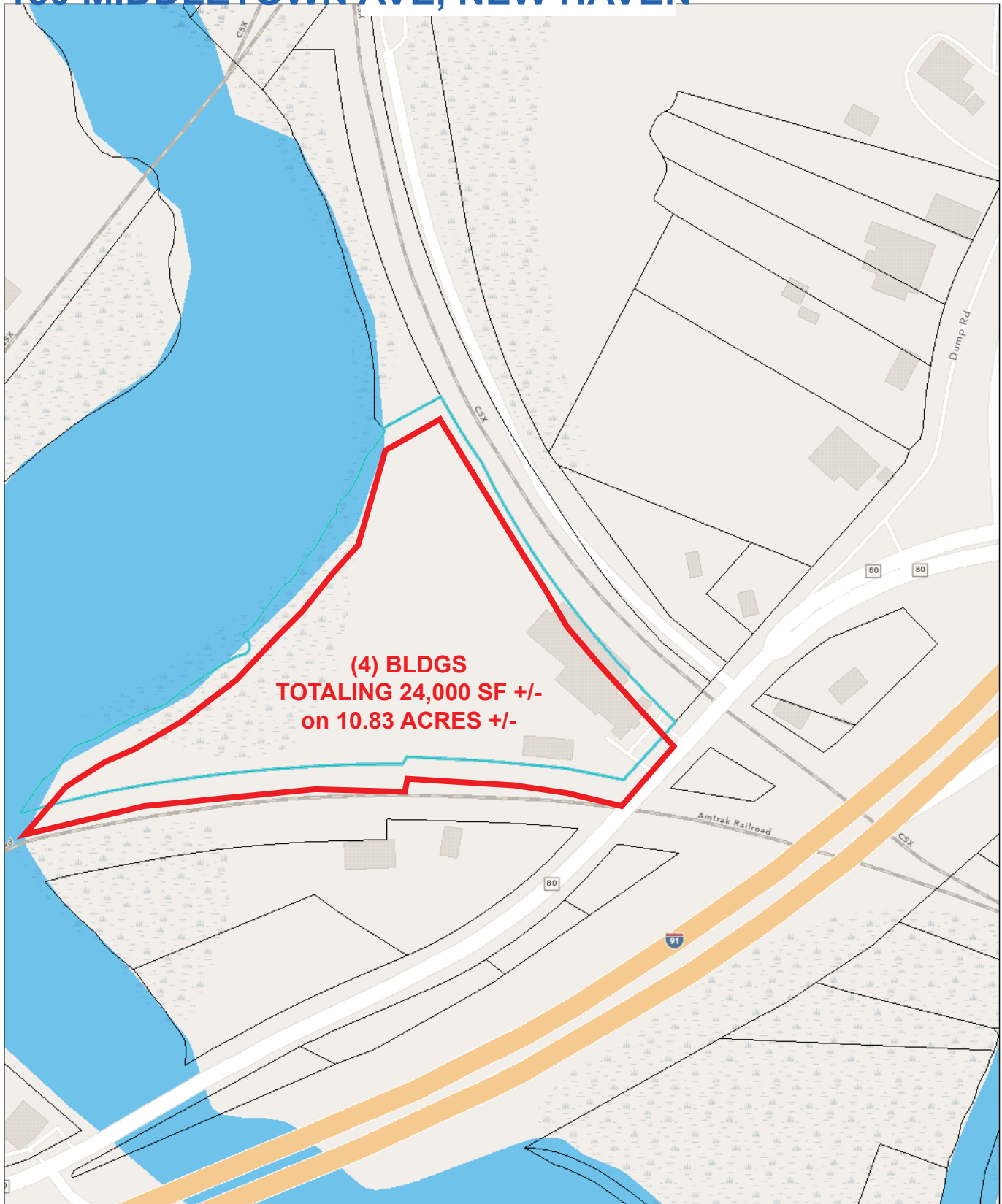
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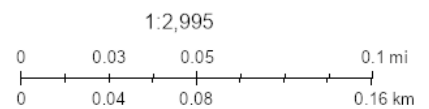
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# GIS MAP- New Haven 150 MIDDLETOWN AVE, NEW HAVEN



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Esri Community Maps Contributors, MassGIS, UConn/