

AVAILABLE FOR SALE OR LEASE

2 Atwood Place, West Haven, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

2 Atwood Place, West Haven, CT



PROPERTY DETAILS

Building Area: 12,000± SF single story

Mezzanine included at no cost

The building has no columns

Clear Height: 21' clear

Parking: 8 vehicles

Overhead door: 24' x 14'

Heating: overhead gas units

Gas: yes

Water/ Sewer: City

Lease rate: \$7.75 NNN

Sale Price: \$950,000.00

New ADA bathroom



Location: Convenient to exit 43 of I-95

2 Atwood Place, West Haven, CT



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SIOR Individual Members
Society of Industrial & Office Realtors

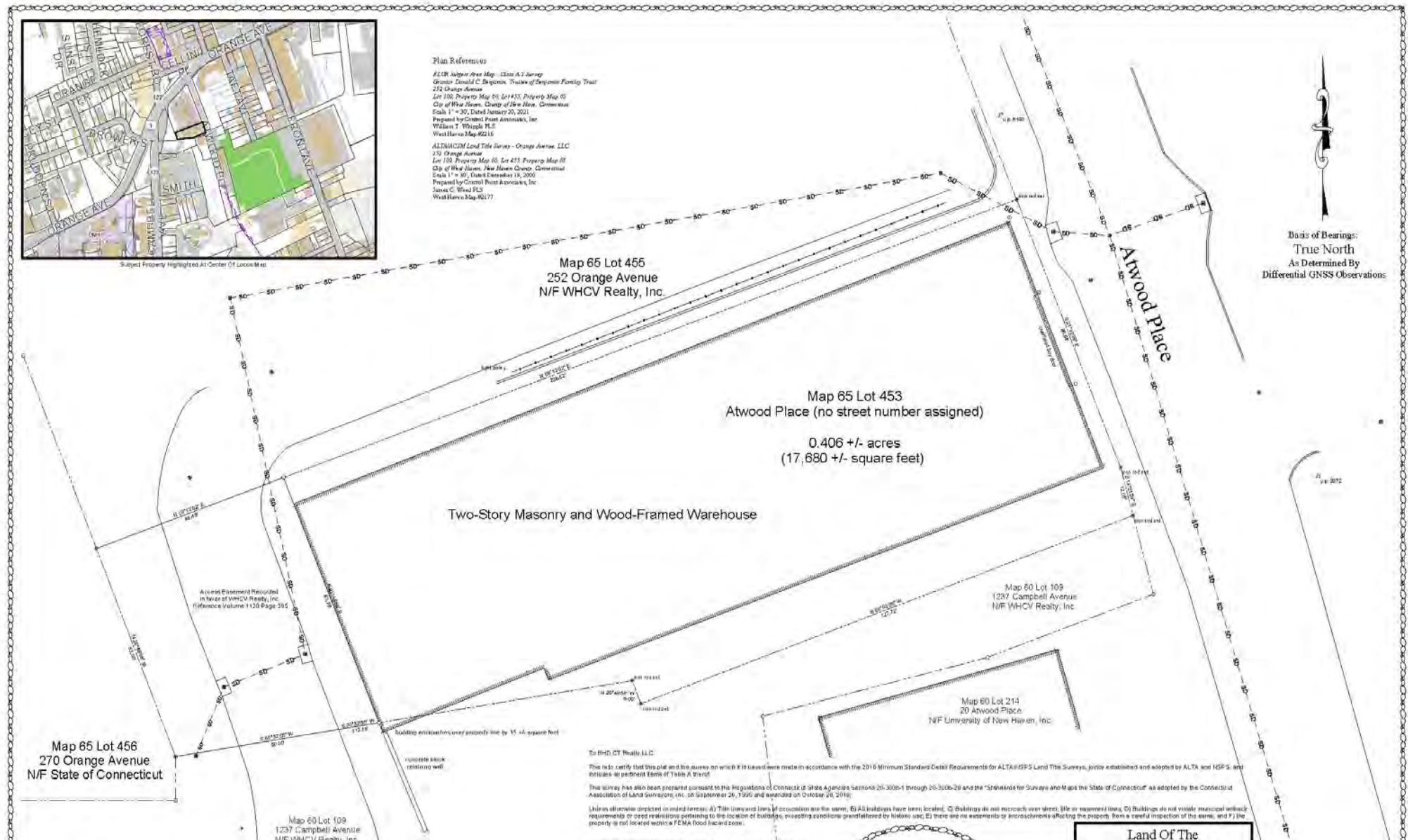
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Subject Property Highlighted At Center Of Locus Map

Plan References

ELUR Subject Area Map - Class A-2 Survey
Grantor Donald C. Benjamin, Trustee of Benjamin Family Trust
252 Orange Avenue
Lot 109, Property Map 60, Lot 455, Property Map 65
City of West Haven, County of New Have, Connecticut
Scale 1" = 30', Dated January 20, 2021
Prepared by Control Point Associates, Inc.
William T. Whipple PLS
West Haven Map #2216

ALTA/ACSM Land Title Survey - Orange Avenue, LLC
252 Orange Avenue
Lot 109, Property Map 60, Lot 455, Property Map 65
City of West Haven, New Haven County, Connecticut
Scale 1" = 30', Dated December 18, 2000
Prepared by Control Point Associates, Inc.
James C. Weed PLS
West Haven Map #2177

Atwood Place Lot 453 Legal Description

Commencing at an iron rod found at Connecticut State Plane Coordinates N: 667956.01', E: 942706.29', said monument being the southwesterly corner of the subject property and the POINT OF BEGINNING;
thence along land of the State of Connecticut (Map 65 Lot 456) bearing N 20°46'58" W, a distance of 53.96 to an iron rod set, being the northwesterly corner of the subject property;
thence along land of WHVC Realty LLC (Map 65 Lot 455) bearing N 69°13'02" E, a distance of 238.52' to an iron spike set on the westerly sideline of Atwood Place, being the northeasterly corner of the subject property;
thence along Atwood Place bearing S 21°12'38" E, a distance of 69.64' to an iron spike set, being the southeasterly corner of the subject property;
thence along land of WHVC Realty LLC (Map 60 Lot 109) bearing S 69°03'25" W, a distance of 127.72' to an iron rod set;
thence along land of WHVC Realty LLC (Map 60 Lot 109) bearing N 20°46'58" W, a distance of 6.00' to an iron rod set;
thence along land of WHCV Realty LLC bearing S 80°32'55" W, a distance of 112.19' to an iron rod found and the POINT OF BEGINNING;
said described tract containing 0.41 +/- Acres (17680 +/- Square Feet), be it the same more or less.



FEMA Flood Map Depicting Flood Zone AE (el. 9.00')
Extending Approximately 500 Feet South Of The Subject Property

Map 65 Lot 455
252 Orange Avenue
N/F WHCV Realty, Inc.

Map 65 Lot 453
Atwood Place (no street number assigned)

0.406 +/- acres
(17,680 +/- square feet)

Two-Story Masonry and Wood-Framed Warehouse
Not Connected To Water Service Or Sanitary Sewer

Access Easements across the strip of land between the building face and the propewrty line, conveyed by Charles W. Atwood to Walter Bryzicki, et.al., recorded at Volume 343 Page 540 and Volume 441 Page 384 of the West Haven Land Records

Map 60 Lot 109
1237 Campbell Avenue
N/F WHCV Realty, Inc.

Map 60 Lot 214
20 Atwood Place
N/F University of New Haven, Inc.

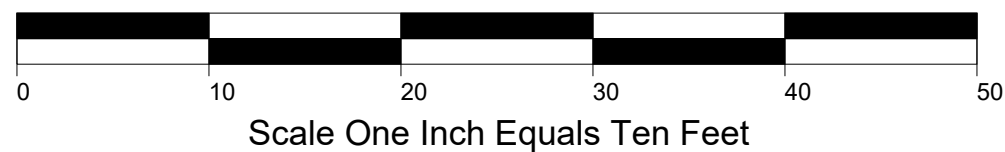
Basis of Bearings:
True North
As Determined By
Differential GNSS Observations



Map 65 Lot 456
270 Orange Avenue
N/F State of Connecticut

Map 60 Lot 109
1237 Campbell Avenue
N/F WHCV Realty, Inc.

Access from
Campbell Avenue - Rt. 122



To BHD CT Realty LLC:

This is to certify that this plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes all pertinent items of Table A thereof.

This survey has also been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996 and amended on October 28, 2018;

Unless otherwise depicted or noted hereon: A) Title lines and lines of occupation are the same; B) All buildings have been located; C) Buildings do not encroach over street, title or easement lines; D) Buildings do not violate municipal setback requirements or deed restrictions pertaining to the location of buildings, excepting conditions grandfathered by historic use; E) there are no easements or encroachments affecting the property from a careful inspection of the same; and F) the property is not located within a FEMA flood hazard zone.

"To my knowledge and belief this survey is substantially correct as noted hereon".

Douglas M. Bonoff
CT LS #17381

June 20, 2023

Swamp Yankee Survey LLC
8 Spice Hill Drive
East Hampton, Connecticut
860/670-8515
dbonoff@SwampYankeeSurvey.com

Land Of The
Benjamin Family Trust
Map 65 Lot 453
Atwood Place
West Haven, Connecticut

Plan References

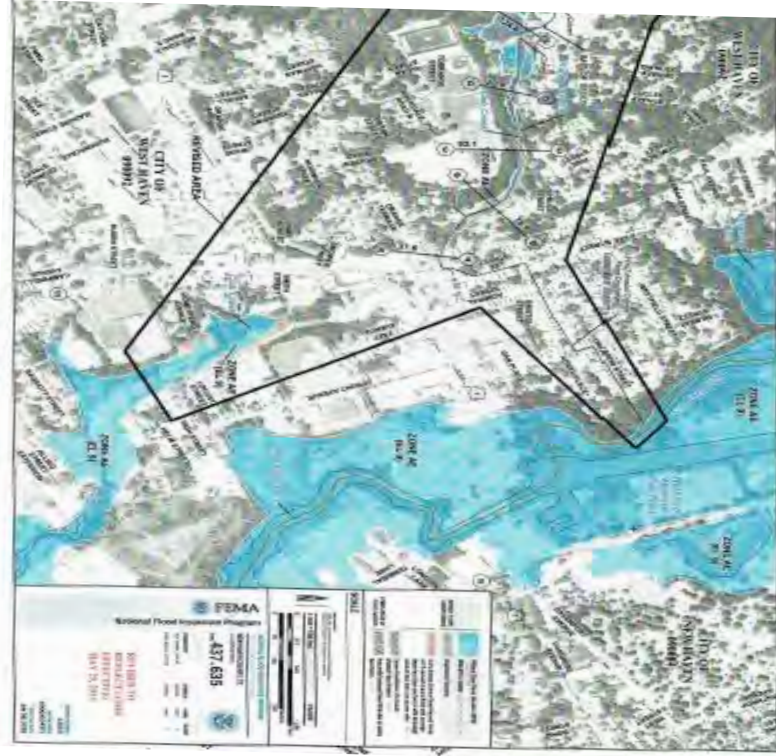
Forest Manor LLC - Boundary Survey
146, 150 Taft Av. and 200, 202-240 Orange Avenue
Now Known As #1 Atwood Place
West Haven, Connecticut
Scale 1" = 40', Undated (but recorded July 27, 2016)
Prepared by Fuss & O'Neill, Inc.
Michael C. Earley PE/LS
West Haven Map #2185

Property Survey Prepared For Atwood Place Realty Ventures, LLC
19 Atwood Place, West Haven Connecticut
Scale 1" = 20', Dated May 16, 2018
Prepared By Godfrey Hoffman Associates, LLC
Adam Hoffman, LLS
West Haven Map # 2260



Subject Property Highlighted At Center Of Locus Map

Basis of Bearings:
True North
As Determined By
Differential GNSS Observations



Section of FEMA Flood Map Showing Flood Zone AE (el. 9.00')
Extending Approximately 400 Feet Southwest Of The Subject Property

Map 65 Lot 453
No # Atwood Place
N/F Benjamin Family Trust

Map 60 Lot 450
#1 Atwood Place
N/F Forest Manor LLC

Map 65 Lot 439
126 Taft Avenue
N/F Hernandez

Map 60 Lot 438
118 Taft Avenue
N/F Chazak CT LLC

2-Story Brick Structure

Map 65 Lot 210
0.118 +/- Acres
(5154 +/- Square Feet)

Overgrown Vacant Parcel

Map 60 Lot 437
114 Taft Avenue
N/F Venegas

Map 60 Lot 109
1237 Campbell Avenue
N/F WHCV Realty, Inc.

Atwood Place

Map 60 Lot 206
Front Avenue
N/F City of West Haven

Land Of The
Benjamin Family Trust
Map 65 Lot 210
Atwood Place
West Haven, Connecticut

Atwood Place Lot 210 Legal Description

Commencing at an iron rod found at Connecticut State Plane Coordinates N: 660062.817, E: 943081.590, said monument being the northerly corner of the subject property and the POINT OF BEGINNING;

thence along land N/F of Chazak CT LLC (Map 60 Lot 438) and land of the City of West Haven (Map 60 Lot 206) in part by each, bearing S21°10'26"E, a distance of 50.00' to an iron rod set, being the easterly corner of the subject property;

thence along Land of the City of West Haven (Map 60 Lot 206) bearing S68°49'34"W, a distance of 106.00' to an iron rod set on the easterly side of Atwood Place, being the southerly corner of the subject property;

thence along Atwood Place bearing N14°31'24"W, a distance of 50.34' to an iron rod set, being the westerly corner of the subject property;

thence along land N/F of Forest Manor LLC (Map 60 Lot 450) bearing N08°49'34"E, a distance of 100.17' to an iron rod found and the POINT OF BEGINNING;

said described tract containing 0.12 +/- Acres, (5154 +/- Square Feet) be it the same more or less.

To BHD CT Realty LLC:

This is to certify that this plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes all pertinent items of Table A therof.

This survey has also been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996 and amended on October 28, 2018;

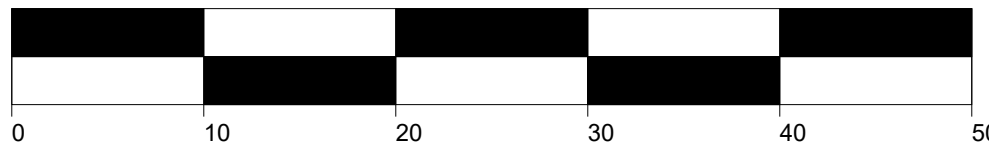
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Douglas M. Bonoff

June 20, 2023

CT LS #17381



Scale One Inch Equals Ten Feet

Swamp Yankee Survey LLC
8 Spice Hill Drive
East Hampton, Connecticut
860/670-8515
dbonoff@SwampYankeeSurvey.com

West Haven, Connecticut

General

ACS, 2019–2023	West Haven	State
Current Population	55,147	3,598,348
Land Area <i>mi</i> ²	11	4,842
Population Density <i>people per mi</i> ²	5,130	743
Number of Households	20,730	1,420,170
Median Age	36	41
Median Household Income	\$73,566	\$93,760
Poverty Rate	12%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Educational Services	3,109	100%
2 Health Care and Social Assistance	2,140	43%
3 Wholesale Trade	1,756	45%
4 Retail Trade	1,375	39%
5 Accommodation and Food Services	1,371	94%
Total Jobs, All Industries		15,565

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	474	578	604	637	637

Total Active Businesses 3,577

Key Employers

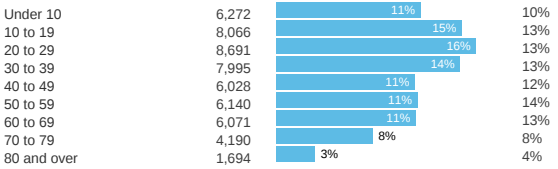
Data from Municipalities, 2025

- 1 VA Medical Center-West Haven
- 2 Watson Inc
- 3 University Of New Haven
- 4 Yale University
- 5 Elm City Livery

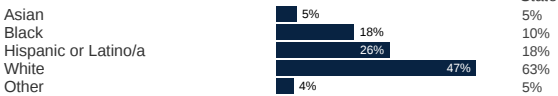
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

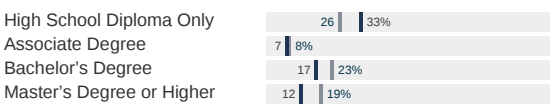


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



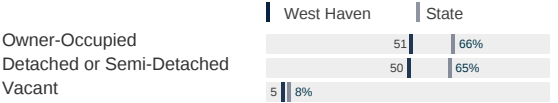
Educational Attainment



Housing

ACS, 2019–2023

	West Haven	State
Median Home Value	\$265,200	\$343,200
Median Rent	\$1,389	\$1,431
Housing Units	21,884	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
West Haven School District	PK-12	5,950	115	86%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
West Haven School District	34%	39%
Statewide	44%	49%

West Haven, Connecticut

Labor Force

CT Department of Labor, 2024

	West Haven	State
Employed	30,070	1,842,285
Unemployed	1,175	67,181

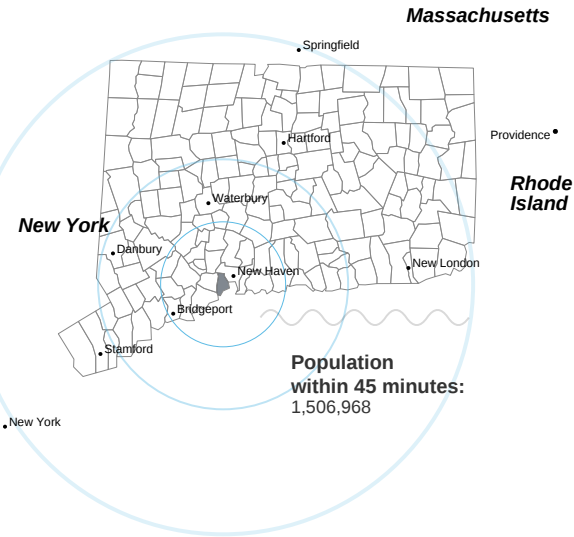
Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

	West Haven	State
Mean Commute Time *	23 min	26 min
No Access to a Car	9	11%
No Internet Access	6	7%

Commute Mode

Public Transport	3	3%
Walking or Cycling	3	3%
Driving	78	84%
Working From Home *	9	14%

Public Transit

CT <i>transit</i> Service	New Haven metro
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$180,051,628
Property Tax Revenue	\$105,419,834
per capita	\$1,917
per capita, as % of state avg.	59%
Intergovernmental Revenue	\$68,945,245
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$178,547,322
Educational	\$103,067,126
Other	\$75,480,196

Grand List

Equalized Net Grand List	\$4,334,933,975
per capita	\$78,811
per capita, as % of state avg.	44%
Commercial/Industrial Share of Net Grand List	13%
Actual Mill Rate	37.00
Equalized Mill Rate	24.23

Municipal Debt

Moody's Rating (2024)	Baa3
S&P Rating (2024)	BBB+
Total Indebtedness	\$96,304,367
per capita	\$1,751
per capita, as % of state avg.	60%
as percent of expenditures	54%
Annual Debt Service	\$20,026,028
as % of expenditures	11%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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