

Lease rate

Negotiable

10 Middletown Avenue North Haven, CT 06473

**±14,000 sf fully air-conditioned
industrial/flex space for lease**

10 Middletown Avenue is a ±24,000 sf industrial/flex building on ±2.06 acres with ±14,000 sf available for lease. The property offers excellent functionality for logistics service or manufacturing.

Features

- ±14,000 sf available for lease
- ±1,250 sf office space
- Fully air-conditioned
- Parking for 50+ cars
- Prime location with easy access to I-91
- 3 loading docks & 1 drive in door

David Richard

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864 Wethersfield Avenue

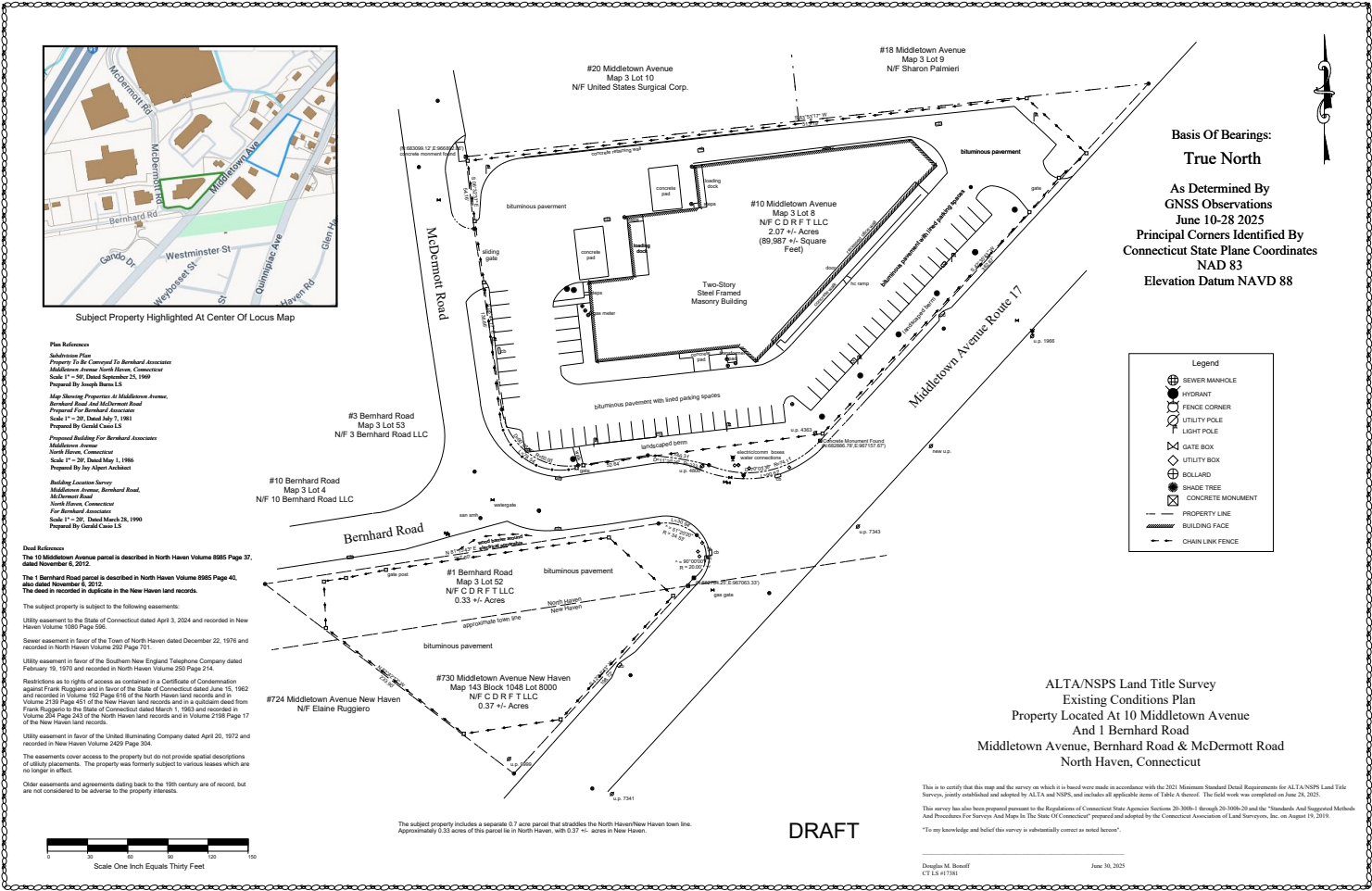
Hartford, CT 06114

860 249 6521 Main

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Site Plan



Demographics

	Pop.	HH	Avg HH \$
1 Mile	7,480	2,941	\$85,462
3 Miles	79,286	32,561	\$97,631
5 Miles	231,683	93,533	\$93,712

Traffic Counts

Middletown Ave & Bernhard Rd 9,434 vpd
Middletown Ave & Quinnipiac Ave 6,899 vpd

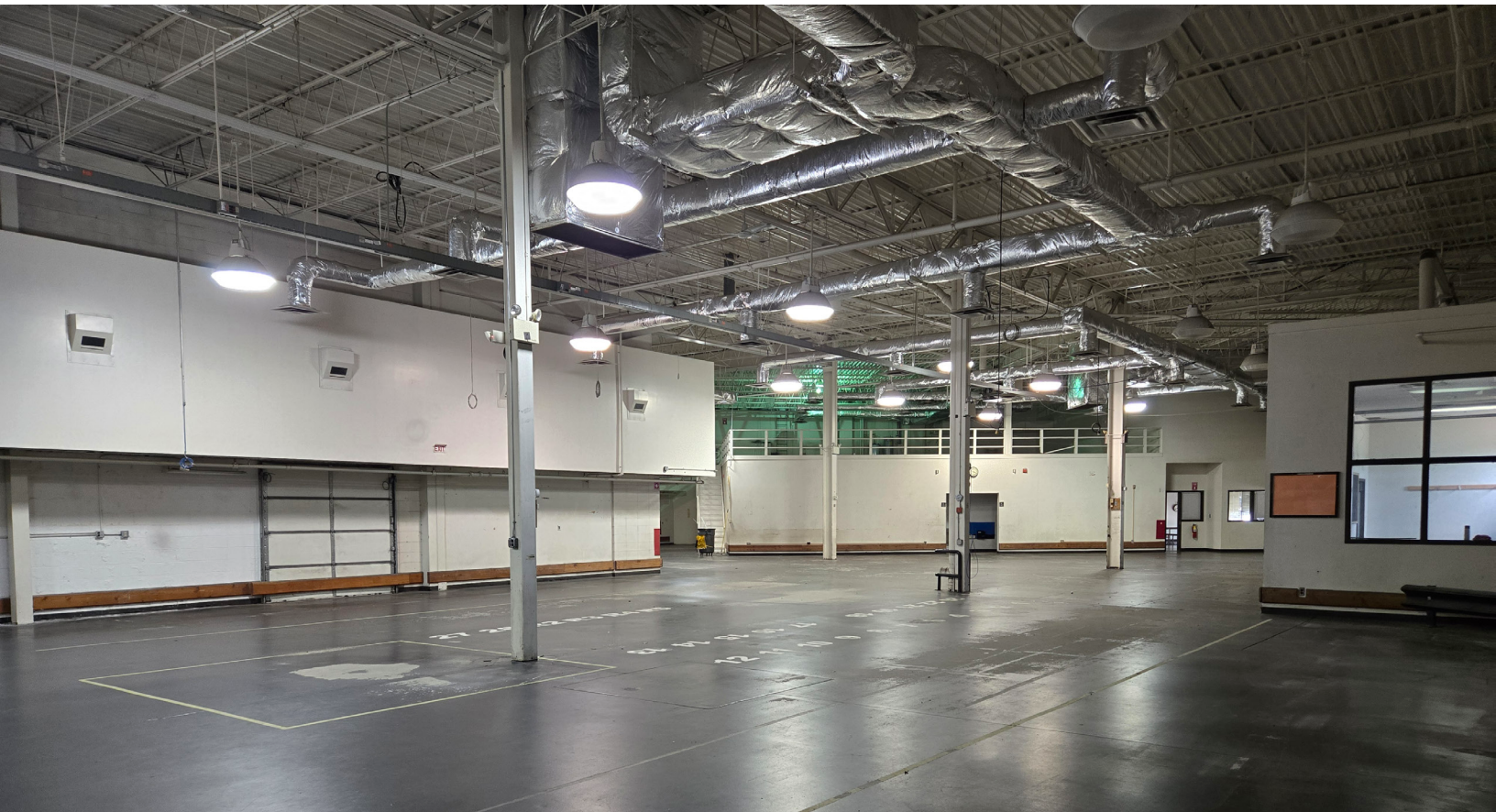


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