

3,922 SF Industrial Building FOR LEASE



**Free Standing Facility
With Outside Storage**

**356 Old Maple Avenue
North Haven, Connecticut**

Stephen Press, SIOR
203.288.1900 x123
spress@presscuzzo.com

OVERVIEW

As the exclusive broker, Press/Cuozzo Commercial is pleased to offer this freestanding industrial facility. Perfect for small contractors and businesses requiring a perfect blend of office and large workspace.

Offered for Lease: \$3,500/Monthly Modified Gross

INDUSTRIAL OPPORTUNITY

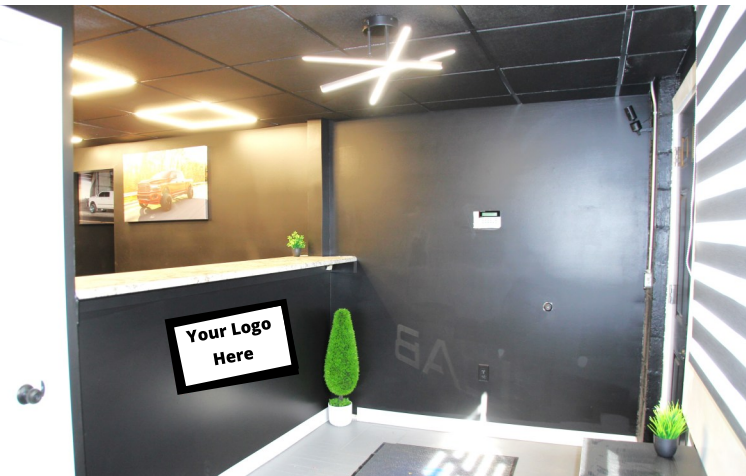
PROPERTY HIGHLIGHTS

- Centrally Located between I-91 & Route 15
- Office: Gas Fired HVAC System
- 2 - 200 amp, 3 Phase Electrical Services
- Air-Conditioned Office Spaces
- Ceiling lighting through office and shop

PROPERTY SUMMARY

- Built in: 1953, New Roof 2025
- 2 Drive-in Doors: 1-12x12, 1-10x10
- Ceiling Height: 11.5' to 10'
- Shop heated with gas unit heater
- Zone: IL-80

Brand new custom California Pulse 20x12 Paint Booth includes mixing room & furnace for bake cycles. New compressor with hose reels in shop area. Paint Gun Cleaner and shelving.



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INTERIOR PHOTOS

INDUSTRIAL
OPPORTUNITY



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Assessor's Map

INDUSTRIAL
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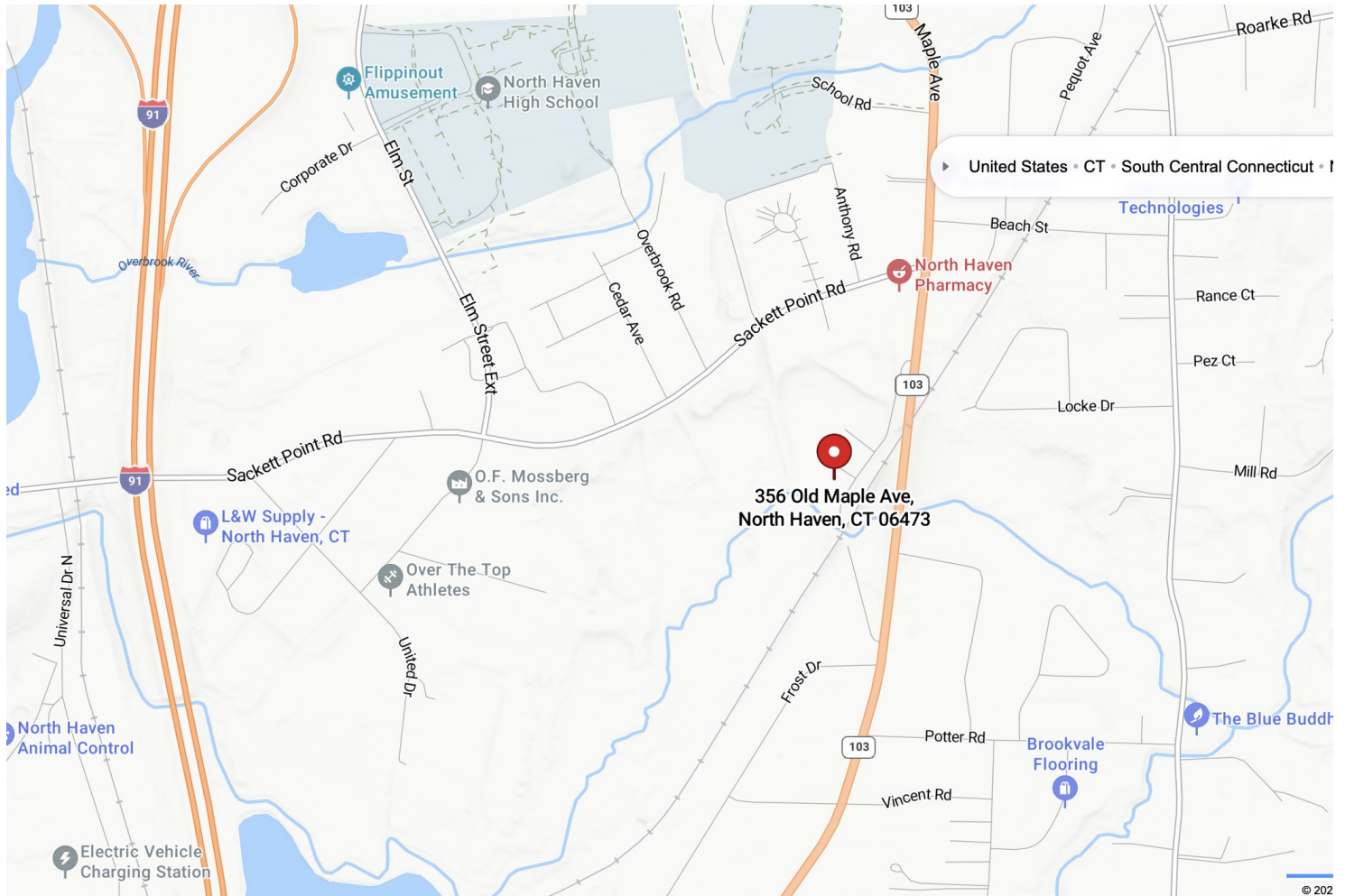
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PARCEL MAP

INDUSTRIAL OPPORTUNITY



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EXCLUSIVE BROKER

**Delivering Results
For Over
40 Years!**



Stephen Press, SIOR Principal

spress@presscuozzo.com

203.288.1900 x123 Office

203.530.5558 Mobile

Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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