



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

1 CORPORATE DRIVE, NORTH HAVEN, CT 06473  
3,000± SF INDUSTRIAL / DISTRIBUTION / WAREHOUSE SPACE

LEASE RATE: \$7.95/SF NNN

## HIGHLIGHTS

- 3,000± SF Industrial Space
- Ceiling Heights: 18-22'
- 1 Loading Dock (8X8)
- Building: 1200amps, 3 Phase
- Great Access to I-91

## CONTACT

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Cell: 203-343-8426

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Email: [scrampton@orlcommercial.com](mailto:scrampton@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046  
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882  
Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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**1 Corporate Drive, North Haven, CT 06473**

**3,000± SF INDUSTRIAL / DISTRIBUTION / WAREHOUSE**

### BUILDING INFORMATION

**GROSS BLDG AREA:** 40,424± SF  
**AVAILABLE AREA:** 3,000± SF  
**WILL SUBDIVIDE TO:** 3,000± SF  
**# OF FLOORS:** 1  
**LOADING DOCKS:** 1 (8x8)  
**CLEAR HEIGHT:** 18-22 Feet  
**CONSTRUCTION:** Steel  
**ROOF TYPE:** Metal / Tin  
**YEAR BUILT:** 1985

### MECHANICAL EQUIPMENT

**HEAT:** Gas, Unit Heat  
**ELECTRIC/POWER:** Building: 1200amp, 3 Ph

### SITE INFORMATION

**SITE AREA:** 2.85± Acres  
**ZONING:** IL80  
**PARKING:** Open  
**SIGNAGE:** Building & Monument  
**VISIBILITY/FRONTAGE:** 646 Feet – Elm St  
**HWY ACCESS:** I-91

### UTILITIES

**SEWER/WATER:** Public Connected  
**GAS:** Public Connected

### TAXES

**ASSESSMENT:** \$1,693,580  
**MILL RATE:** 29.46  
**TAXES:** \$49,892.88

### EXPENSES

**RE TAXES:**  Tenant  Landlord  
**UTILITIES:**  Tenant  Landlord  
**INSURANCE:**  Tenant  Landlord  
**MAINTENANCE:**  Tenant  Landlord  
**JANITORIAL:**  Tenant  Landlord

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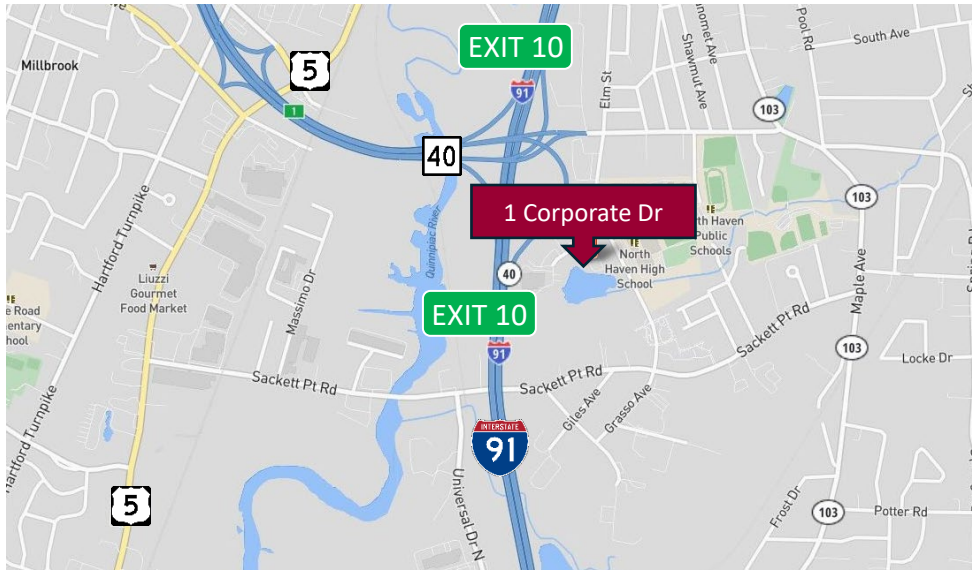
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