



Ranked in Top 10  
Commercial Firms



# FOR SALE

70 Stoddard Ave, North Haven, CT 06473  
109,564± SF INDUSTRIAL BUILDING ON 4.6± ACRES  
SALE PRICE: \$5,500,000

## HIGHLIGHTS

- 109,564± SF Industrial Building
- Located on 4.6± Acres
- 3,480± Office Space with A/C
- 2,000amp Heavy Power
- 3 Loading Docks
- 2 Drive-in Overhead Doors
- LED Lighting
- Great Access to I-91

## CONTACT

**Sam Crampton**  
203-343-8426  
[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



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# OR & L COMMERCIAL FOR SALE

**SALE PRICE: \$5,500,000**

**70 Stoddard Ave, North Haven, CT 06473**

**109,564± SF INDUSTRIAL BUILDING ON 4.6 ACRES**

## BUILDING INFORMATION

**GROSS BLDG AREA:** 109,564± SF

**AVAILABLE AREA:** 109,564± SF

**# OF FLOORSE:** 1-Story

**LOADING DOCKS:** 4, 1 Rubbish

**DRIVE-IN DOORS:** 2

**CLEAR HEIGHT:** 14'

**COLUMN SPACING:** 40'x23'

**CONSTRUCTION:** Masonry

**ROOF TYPE:** T&G

**YEAR BUILT:** 1964

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** In Office Area

**HEAT:** Gas & Oil, Forced Air

**SPRINKLERED:** None, Fire Alarm System

**ELECTRIC/POWER:** 2000 amp

**LIGHTING:** LED

## SITE INFORMATION

**SITE AREA:** 4.6± Acres

**ZONING:** IL30

**PARKING:** Open Parking

**SIGNAGE:** On Building

**VISIBILITY/FRONTAGE:** 623.81'

**HWY ACCESS:** I-91

## UTILITIES

**SEWER/WATER:** Public Connected

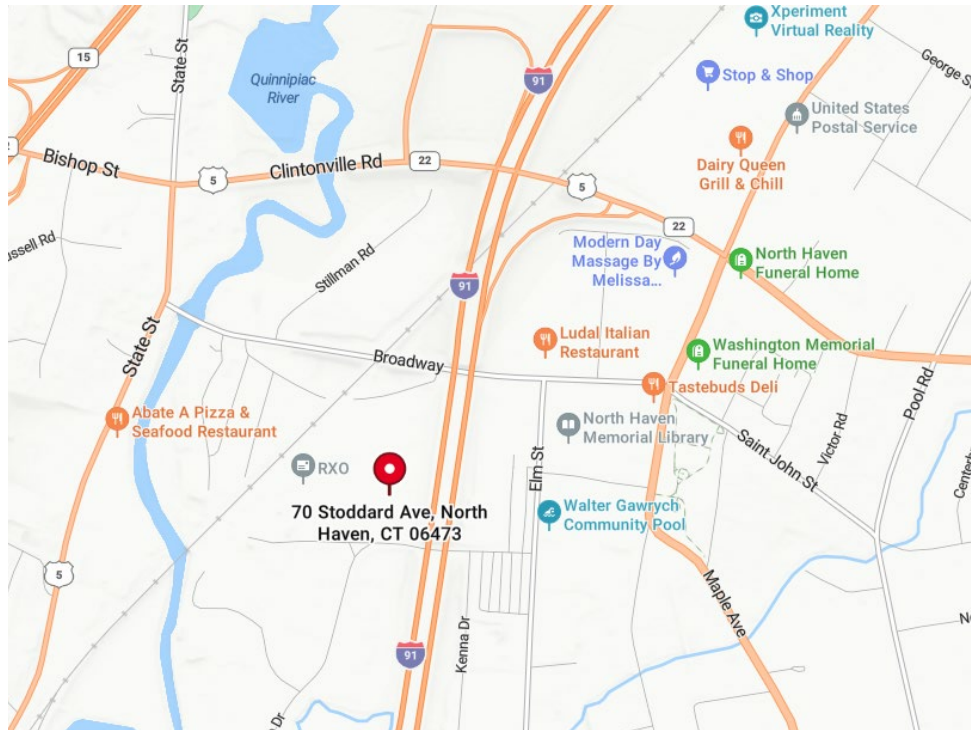
**GAS:** Yes

## TAXES

**ASSESSMENT:** \$3,162,110

**MILL RATE:** 29.4

**TAXES:** \$93,155.73



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