

8,470 SF Retail/Automotive Facility
High Traffic Location
1.11 Acres, 200' Frontage

Press|Cuzzo
REALTORS
Commercial Services



Across from Mercedes Benz & BMW Dealerships

**Prime Washington Avenue
Route 5 Location**

**Free Standing
Well Maintained Facility
Set on 1.11 Acres**

**575 Washington Avenue
North Haven, Connecticut**

Susan Candido Criscuolo

203.288.1900 x143

203.627.9130 cell

scriscuolo@presscuzzo.com

OVERVIEW

As the exclusive broker, Press|Cuozzo Commercial is pleased to offer this retail/automotive facility, set on 1 acre with 200' frontage on high traffic Route 5. Offered For Lease \$19.50 sf NNN on a sub-let basis

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PROPERTY HIGHLIGHTS

- Well Located between I-91 exits 12 & 13
- 1 Acre of Parking
- Garage—Gas Unit Heaters/ Office—Gas FWA
- 400 Amp Electrical Service
- New Air Conditioned Office Space
- Built in 1963, total renovation in 2024
- 200' Frontage

PROPERTY SUMMARY

- Lot Size: 1.11 Acres
- 12' Overhead Door, Dock
- Ceiling Height—12' 5" to Beam
14' 5" to Deck
- New Roof 2023
- Zone: IL-30
- Excellent Outside Vehicle Storage
- Real Estate Taxes: \$19,269



Mercedes-Benz



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PHOTOS

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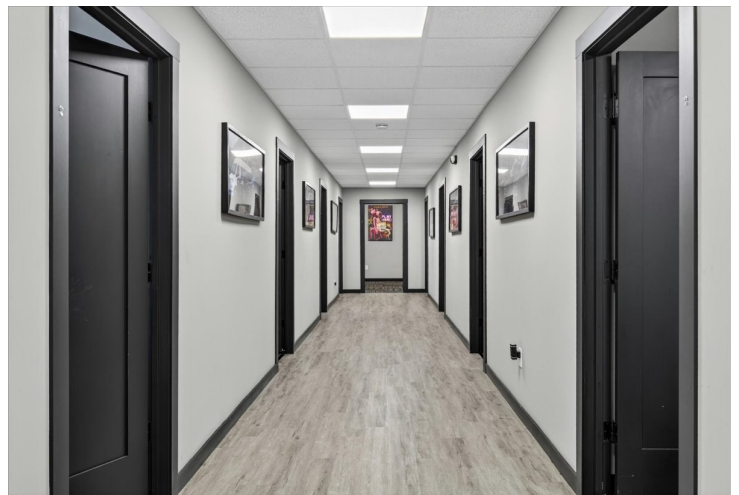
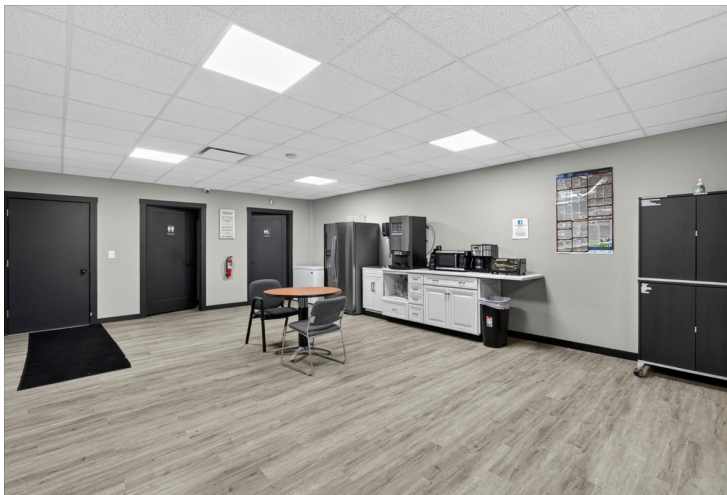
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INTERIOR PHOTOS

Newly Built-Out Offices

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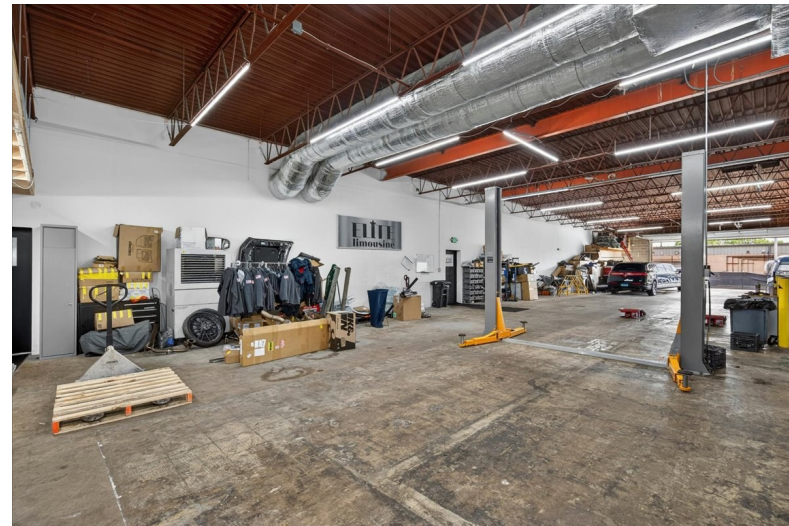
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SHOP / WAREHOUSE PHOTOS

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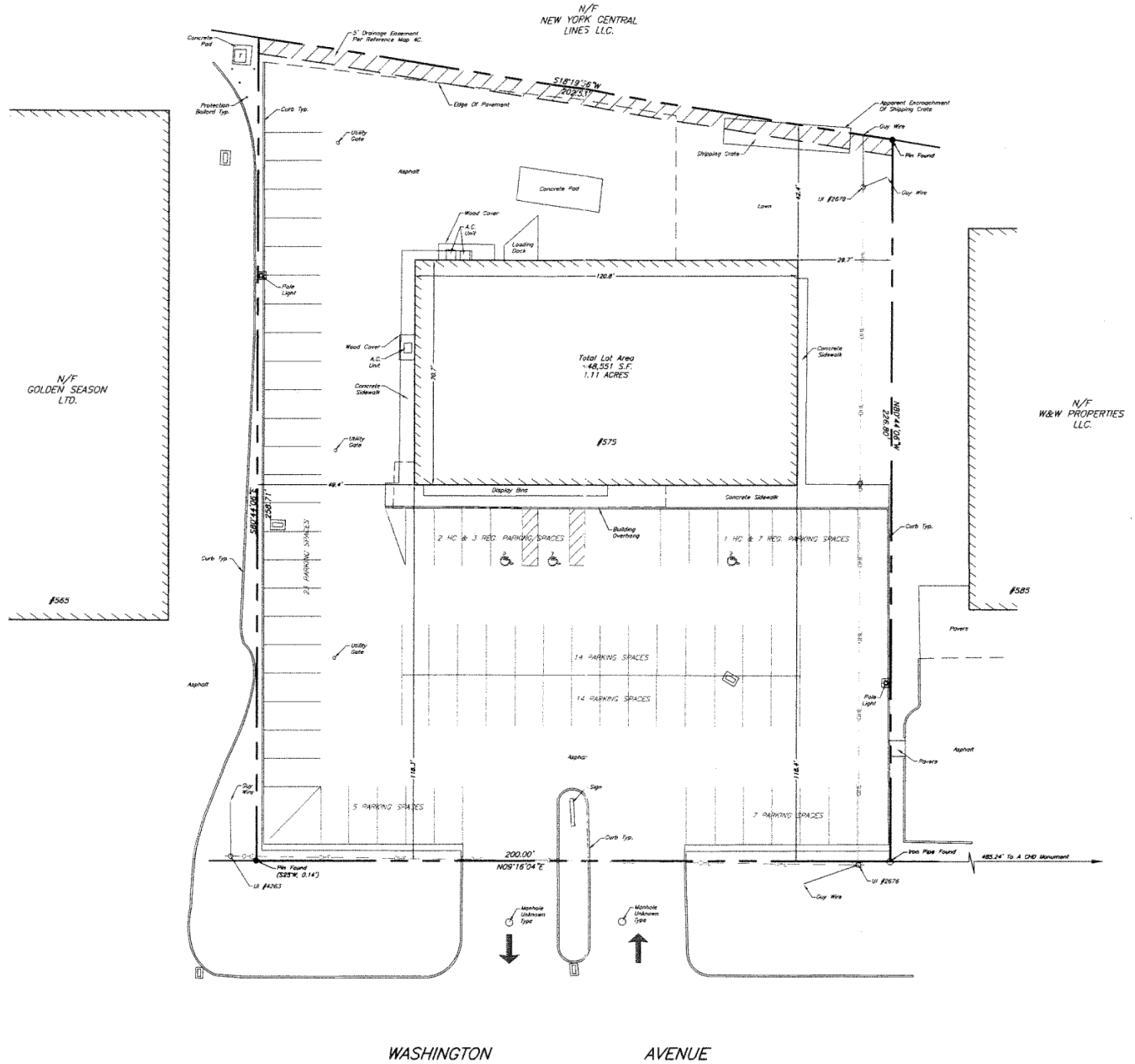
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PARCEL MAP

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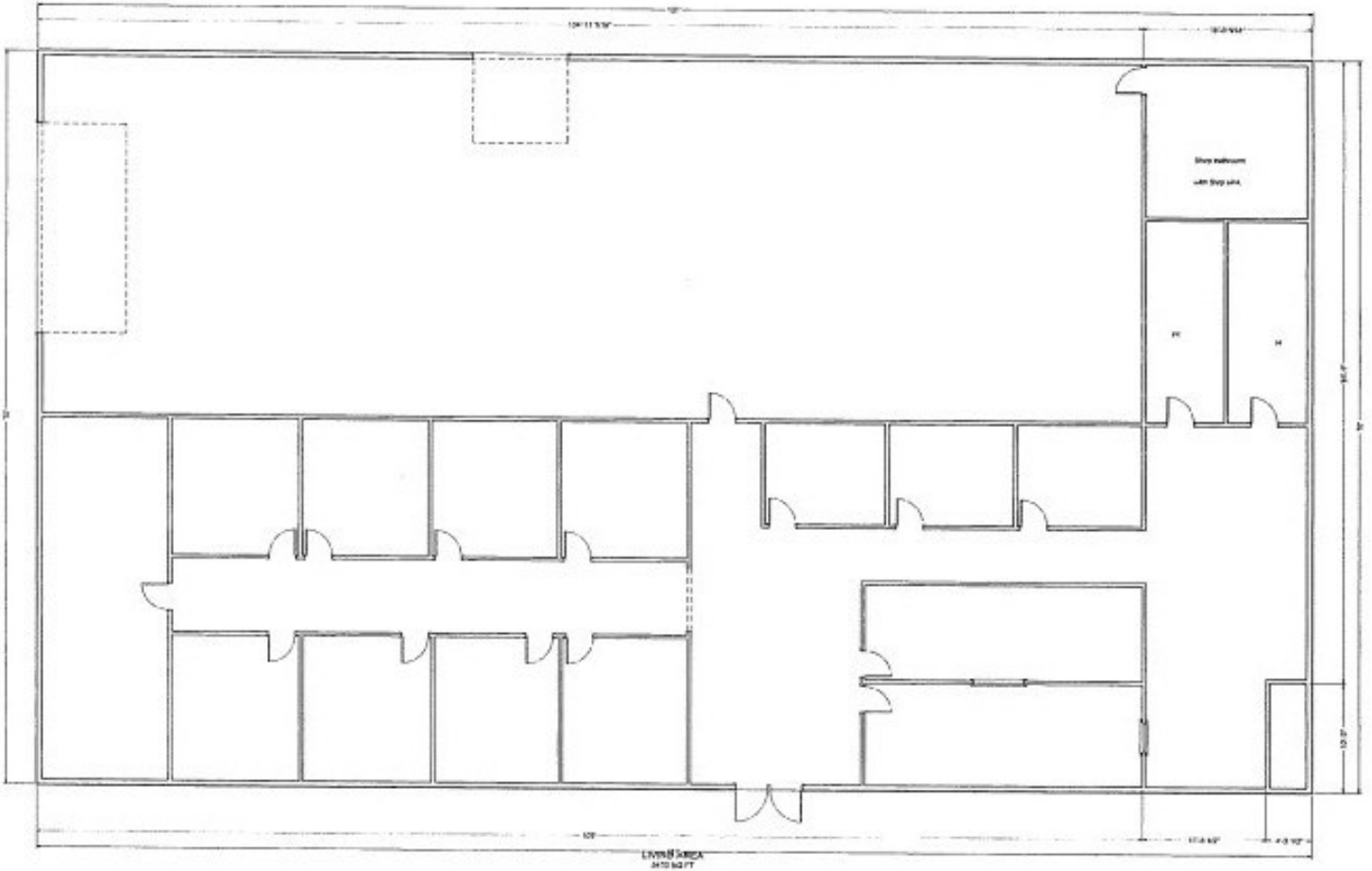
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BUILDING SKETCH

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Sue Candido Criscuolo, Commercial Advisor

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Sue began her career as a real estate professional in 1973, maintaining a successful history of high sales volume and truly satisfied clients. Her expertise is in residential, multi-family, condominium and land sales, and in 1984 launched a commercial real estate career. She specializes in the greater New Haven and Shoreline areas.

Sue prides herself in giving a first-time homebuyer the same time, attention and commitment as she does a million dollar purchaser. As a top listing agent, Sue has her own personal challenge: to sell every property she lists. Using her experience, education, honesty and commitment to hard work, the job gets done.

Susan is a lifelong Hamden/North Haven resident and currently lives on the Shoreline with her husband, Henry Criscuolo. She has two sons, Christopher and David Candido.

Professional Awards

Founders Club Award, Million Dollar Club Award, Top Realtor of the Year Award

Memberships and Affiliations

New Haven Middlesex, Connecticut and National Associations of Realtors®
National Organization of Italian-American Women

Elected and Appointed Positions

President, Hamden Chamber of Commerce
Chairwoman, Chamber Choice Awards
Commissioner, North Haven Board of Education
Commissioner, Economic Development, North Haven
Governing Board of Directors, ACES, North Haven
Commissioner, Parks and Recreation, North Haven
President, Advisory Board, Sacred Heart Academy, Hamden

Education

Marymount College • Tarrytown, New York
Sacred Heart Academy • Hamden, CT