

373 Lexington Avenue - New Haven

32,643 Sqft - 373 Lexington Avenue, New Haven,
Connecticut 06513

Property Description

32,000 SF on two floors wrapped in windows. 2nd floor has original 1930s hardwood plank floors. Supported by columns & carrying heavy floor loads, this property will serve apartment redevelopment or Life Science well. It is primed to remain an employment generator for the neighborhood via new technology or provide market-rate workforce housing through redevelopment. Easy to I-95. 60 car parking (or more) possible. 2 miles to the New Haven Green. Seller will lease back for 1 year. Roof less than 5 years old.

Availability

Listing Type: **For Sale**

Property Type: **Warehouse/Industrial/Lt, Industrial**

Price: **\$1,595,000**

Square Footage: **32,643 Sqft**

Floors: **2**

Present Use:: **Light Manufacturing/Assembly**

Potential Use:: **Residential Development, Life Sciences**

Office Sqft: **6000**

Warehouse/Shop **26643**

Address Map

Address: **373 Lexington Avenue, New Haven, Connecticut 06513**

Country: **US**

State: **CT**

City: **New Haven**

Zipcode: **06513**

Features

Proximate to Interstate: **Yes**

Loading Docks: **Yes**

Loading Docks: **1**

Private Offices Conference Rooms

Kitchen/Breakroom Storage

Lav

Sqft:

1st Floor Area:	22,280 Sqft
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Minimum Ceiling Height:	10 ft
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Maximum Ceiling Height:	12 ft
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2nd Floor Area:	10,263 Sqft
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Minimum Ceiling Height:	10 ft
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Maximum Ceiling Height:	12 ft
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Building Details

Stories:	2
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Year Built:	1930
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Condition:	Very Good
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Roof:	Rubber Membrane
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Construction Type:	Masonry/Wood Frame
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Total Floor Area:	32,643 Sqft
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Site

Lot(s):	3
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Area SF:	42,253.20 Sqft
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Acreage:	0.97 Acre(s)
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Parking:	60+ Possible
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Zoning:	RM1
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Frontage:	300 ft
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Depth:	140
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% Land Coverage:	60
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% Land Coverage Permitted:	60
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Condition of Site:	Cleared, Level, Dry
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Utilities

Availability:	Connected
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Source:	Municipal
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Type:	Sewer
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Availability:	Connected
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Type:	Natural Gas
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Availability:	Connected
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Mechanicals

Heating:	Oil/Steam
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Air Conditioning:	None
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Other Equipment:	Alarm, Conveyor System
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Provider:	Public Utility
Availability:	Connected
Provider:	Public Utility
Amps:	400
Phase:	III

Assessment

Land:	\$173,940
Building:	\$718,830
Total:	\$898,170
Mill Rate:	43.88
Taxes:	\$33,056.78
A/S Ratio:	70

Transportation

Bus Service:	Yes
Distance:	Street
Turnpike:	I-95

Agent Info



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