



133 COMMERCE ST. EAST HAVEN, CT \$749,000.00

17,898 SF Light Industrial, Office & Warehouse with Dock & Overhead Door

FOR SALE: A 17,898 SF building with parking for 50. 3,000 SF A/C office with reception, open & 1 private office. 14,880 of warehouse with door & dock. Located in a very nice business/industrial park. Present Use: Vacant

Potential Use: Office, Lt. Industrial, Flex, Warehouse, Distribution

Directions: I-95N: Exit 51. Right onto CT- 142. Continue 1.3 miles to Silver Sands Road. Turn Right. Commerce Street is the 1st Right. Property is on the Left. I-95S: Exit 52 Left off exit & to US-1. Left to CT-142 & continue as above.

Building Information

Stories:			Overhead Door(s):	1
First Floor Area:	17,898 SF	Ceiling Height : 12'	Truck Dock(s):	1
Second Floor Area:		Ceiling Height :	Year Built:	1985
Third Floor Area		Ceiling Height :	Condition:	Very Good
Other Areas:		Ceiling Height :	Type of Construction:	Masonry
Office Area:	3,000 SF		Roof:	
Total Floor Area:	17,898 SF		Lin. Ft. Clear Span:	

Land

Lot(s):	1	Frontage:	350
Area SF:		Depth:	Varies
Acres:	1.7	% Land Coverage	35%
Parking:	50	% Building Coverage Permitted	35%
Zoning:	LI-2	Condition of site	Level, Dry

Restrictions/Easements: Subject to other tenants' rights

Utilities

Water:	City
Gas:	Yes
Volts:	220
Amps:	400
Phase:	III
Sewer:	City

Mechanical Equipment

Elevator Size:	None
Heating:	Forced Hot Air
Air Conditioning:	Fully
Sprinkler:	No
Other Equipment:	Alarm

Assessment

Land:	\$139,440
Building:	\$366,680
Total:	\$506,120
Mills:	32.45
Taxes:	\$16,424
A/S	70%

Transportation

Bus Service:	Yes
Distance:	At Door
Turnpike:	I-95
Exit:	51/52

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.