



# 150 UNIVERSAL DRIVE

**NORTH HAVEN**

**UP TO 20,000 SF OF EXTREMELY VERSITILE SPACE  
WITH 20-FOOT CEILINGS**

**\$6.75/SF/YR/NNN**



## FOR LEASE

Up to 20,000 SF. Ideal for a growing company. Divisible between two sections. 1st is 10,000 SF wide open space for fitness center, warehouse, or custom office fit-up. 2nd is 11,200 SF which includes private offices, glass conference rooms, reception, a lounge/team meeting space and open space. Possibilities include warehouse (2 Docks/1 OHDID), office & assembly, retail, recreational, light industrial/assembly, distribution, R&D, etc. 2 truck docks and an overhead door are easily opened up. Close to New Haven line. Adjacent to I-91.

**Present Use: Warehouse**

**Potential Use: Multitudinous**



### AVAILABILITY

SF Available:	20,000	Ceiling Height:	20'	OH Doors:	1 Possible
SF Available Office:	4,000	Ceiling Height:		Truck Docks:	2 Possible
Minimum Subdivide:	8,400				

### BUILDING INFORMATION

Stories:	2	Ceiling Height:	14-20'
First Floor Area:	26,080	Ceiling Height:	
Second Floor Area:	2,000	Ceiling Height:	
Third Floor Area:		Ceiling Height:	
Other Floor Areas:		Ceiling Height:	
Office Area:	4,000		
Total Floor Area:	28,080		
Overhead Doors:	1 + 1 Poss	Size:	
Truck Dock(s):	2 + 1 Poss	Size:	
Year Built:	1985		
Condition:	Good		
Construction Type:	Masonry, Block/Steel		
Roof:	Pitched		
Lin. Ft. Clear Span:	Mostly All		



### LAND

Lot(s):	1	Frontage:	190'
Area SF:	154,638	Depth:	Varies
Acres:	3.55	% Land Coverage:	Built Out
Parking:	150	% Building Coverage Permitted:	30
Zoning:	IL-30	Condition of site:	Level/Dry

### UTILITIES

Water:	City
Sewar:	City
Gas:	PubCT

### POWER

Volts:	220
Amps:	600
Phase:	III

### MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Gas Hot Air
Air Conditioning:	Fully
Sprinkler:	No
Other Equipment:	

### ASSESSMENT

Land:	\$372,750.00
Building:	\$1,512,280.00
Total:	\$1,885,030.00
Mills:	31.18
Taxes:	\$58,775.24

### TRANSPORTATION

Bus Service:	Yes
Distance:	.5 Miles
Turnpike:	I-91
Exit:	9
Distance:	.5 Miles



**Kevin Geenty**  
203-488-1005  
Kevin@GeentyGroup.com



**Kristin Geenty**  
203-488-1005  
Kris@GeentyGroup.com



The **GEENTY GROUP**, Realtors