

FOR LEASE | 8,950± SF -124,471± SF INDUSTRIAL SPACE

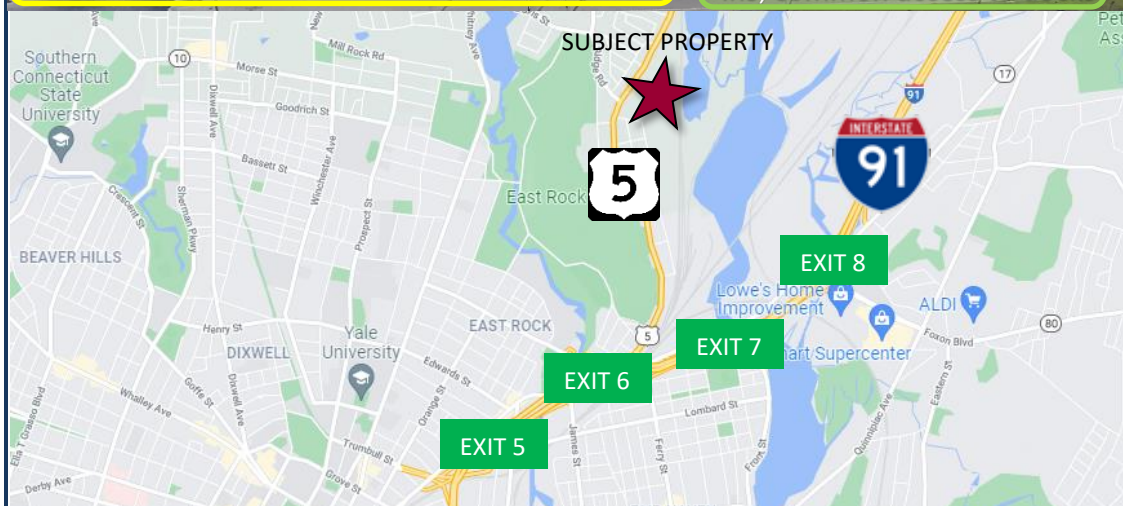
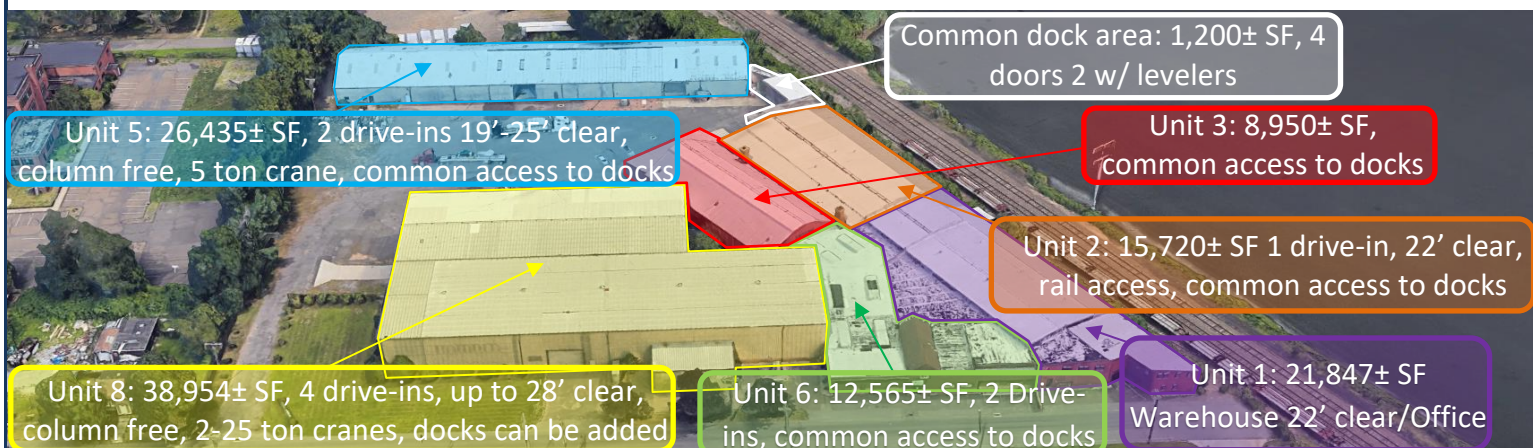
CLEAR HEIGHT UP TO 28', CLEAR SPAN, ACCESS TO I-91 AND RAIL

30 Edmund Street, Hamden, CT 06517

LEASE RATE: \$8.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 8,950± SF-124,471± SF available
- Up to 28' clear height
- 4 docks, 2 w/ levelers
- 9 drive-ins
- Up to 3,000 amp service
- Two 20 ton cranes
- Rail siding
- A/C office area
- 5.2 acres
- Access to I-91 & I-95

For more information contact:

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O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA	124,471± SF
AVAILABLE AREA	8,950± SF - 124,471± SF
MAX CONTIGUOUS AREA	124,471± SF
WILL SUBDIVIDE TO	8,950± SF
OFFICE AREA	15,856± SF
NUMBER OF FLOORS	2 (office area only)
COLUMN SPACING	Varied, up to 22,000± SF column free
CLEAR HEIGHT	19'-28' clear
LOADING DOCKS	4 total, 2 with levelers
DRIVE-IN DOORS	9
CONSTRUCTION	Metal/Masonry
ROOF TYPE	Metal
YEAR BUILT	1915

SITE INFORMATION

SITE AREA	5.2± acres
ZONING	M (broad range of industrial and commercial uses))
PARKING	25 Surface
SIGNAGE	Pylon at road & on building
VISIBILITY	Great
FRONTAGE	619.8' on Edmund St
HWY.ACCESS	I-91 Exit 7&10
TRAFFIC COUNT	11,800 ADT (Rt. 5 nearest cross street 0.1 miles away)

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Public Connected

MECHANICAL EQUIPMENT

AIR CONDITIONING	Office Area
TYPE OF HEAT	Gas Hot Air
SPRINKLERED	Yes
ELECTRIC SERVICE	Multiple, up to 3,000 amps

EXPENSES

RE TAXES	☒ Tenant	☐ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☐ Landlord
MAINTENANCE	☒ Tenant	☐ Landlord
JANITORIAL	☒ Tenant	☐ Landlord

TAXES

ASSESSMENT	\$1,456,770
MILL RATE	52.44
TAXES	\$76,393.02 (\$0.63/SF)

COMMENTS O,R&L Commercial is pleased to present up to 124,471± SF of industrial, manufacturing, & distribution space at 30 Edmund St, Hamden CT 06517. With multiple configurations of occupancy available, 4 loading docks—2 with levelers, 9 drive-in doors, up to 28' clear height, power up to 3,000 amps, 3 large clear span spaces, two 20 ton cranes, rail siding, and 15,856± SF air conditioned office areas. Will sub divide to 8,950± SF. This building is ideal for a diverse mix of tenants. Available for \$8.00/SF NNN.

DIRECTIONS I-95 to Exit 5 for State St. (CT Route 5) turn right onto Edmund St.

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- 8,950± SF-124,471± SF available
- Up to 28' clear height
- 4 docks, 2 w/ levelers
- 9 drive-ins
- Up to 3,000 amp service
- Two 20 ton cranes
- Rail siding
- A/C office area
- 5.2 acres
- Access to I-91 & I-95
- Many area amenities
 - Shopping
 - Banking
 - Dining



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