

Prime Office/Flex/Warehouse Space

458 Grand Avenue

New Haven, Connecticut



Available: 7,179 sf office
5,742 sf warehouse

- The former Powerhouse building
- Building is being completely renovated—new roof, new mechanicals, parking lot, etc.
- New Haven's Mill River District
- Office spaces from 300 sf and up

DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Household Income</u>	<u>Daytime Population</u>
1 mile	30,159	\$61,385	54,580
3 miles	156,324	\$59,558	167,426
5 miles	267,148	\$67,126	240,937



PROTO  GROUP

114A Washington Avenue
North Haven, CT 06473

Phone: 203.234.6371 – Fax: 203.234.6372

CONTACT: Lou Proto
proto@theprotogroup.com

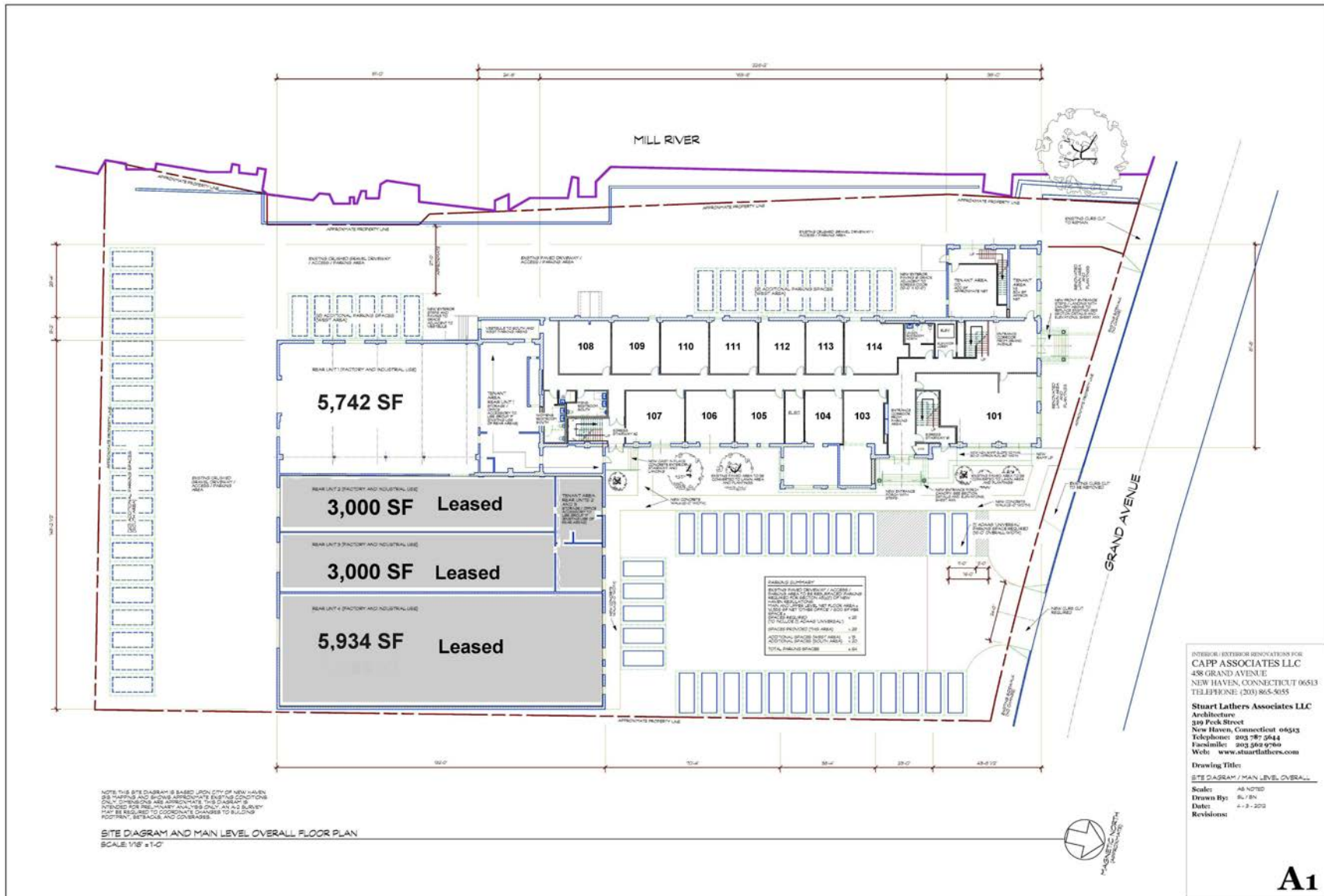
5.13.2014

The information contained in this listing has been assembled from various sources of varying degrees of reliability.
Any information that is critical to a buying or leasing decision should be independently verified.

458 Grand Avenue New Haven, CT



PROTO GROUP

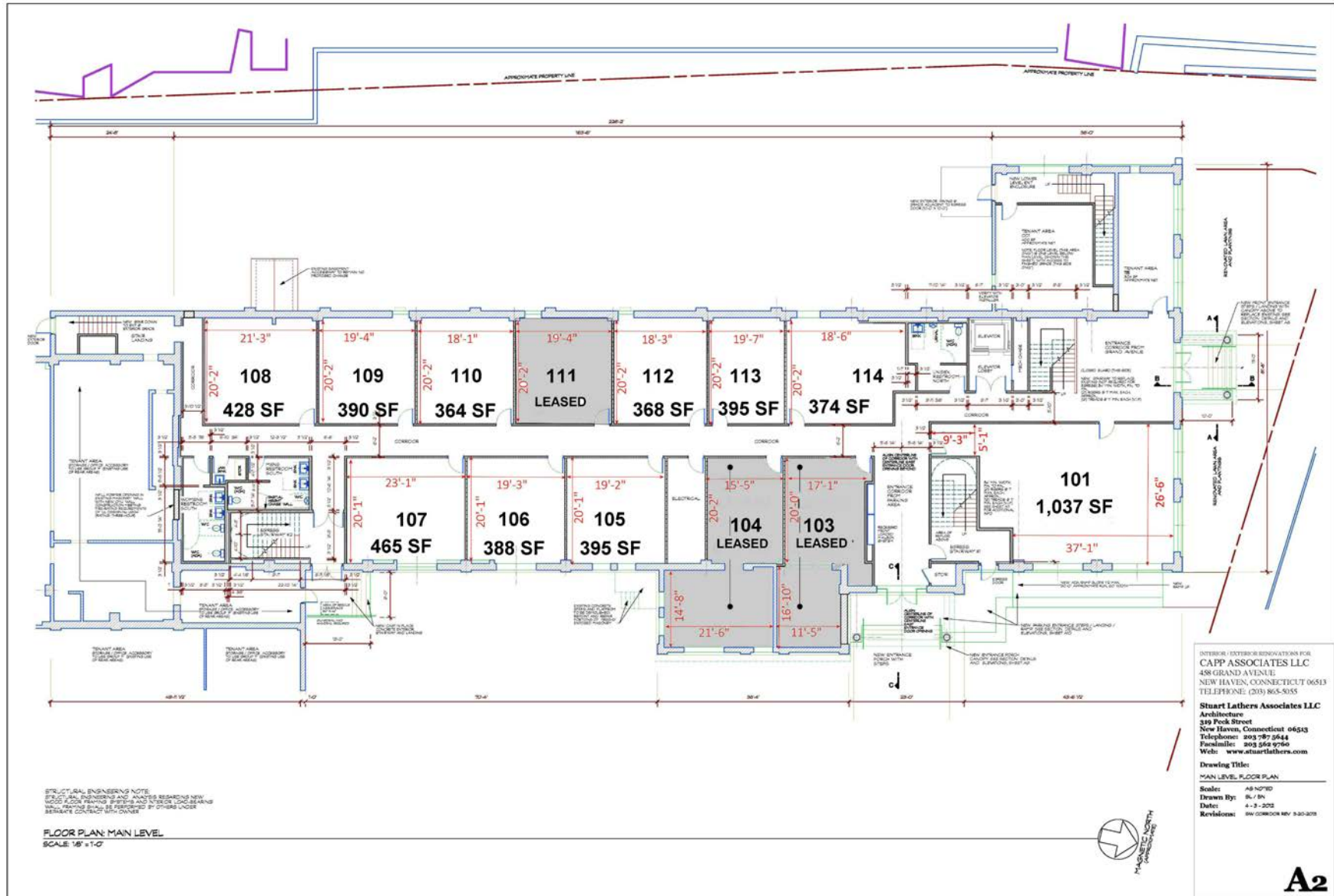


114A Washington Avenue – North Haven, CT 06473 – Tel 203.234.6371 – Fax 203-234.6372

458 Grand Avenue New Haven, CT



PROTO GROUP

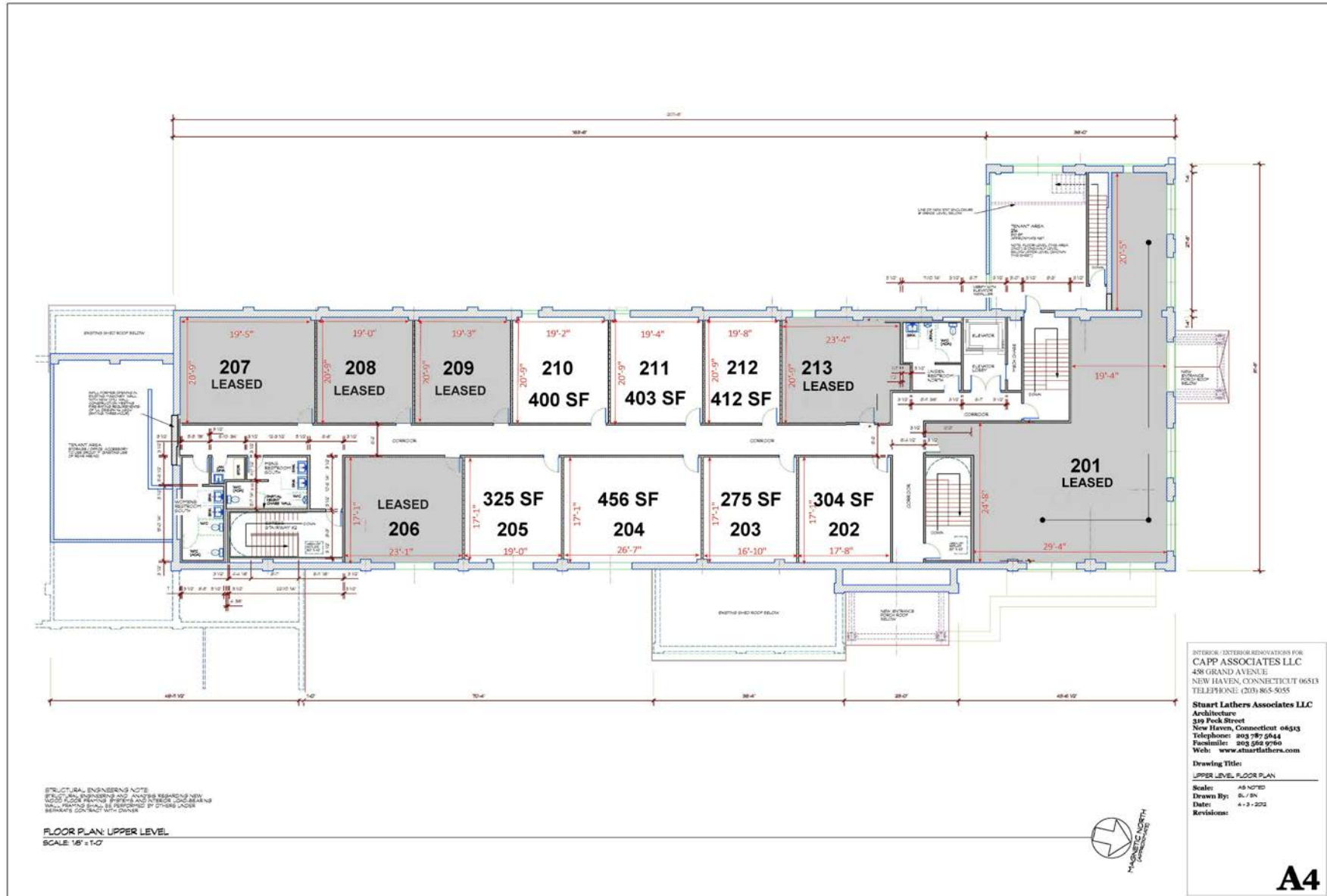


114A Washington Avenue – North Haven, CT 06473 – Tel 203.234.6371 – Fax 203-234.6372

458 Grand Avenue New Haven, CT



PROTO GROUP





458 GRAND AVE
 Twn/MktAr 102 /New Haven / New Haven (102) / 06513
 New Haven County List Date 04/08/13
 Catg INDUS, OFFICE Exp Date
 ADOM 400

ML# N335852
 L/Price \$ 0
 Lse Price \$ 13.50
 Lse\$ Desc SF
 Tran Type L
 Lse/Pur N
 Orig LP \$ 0
 YrBlit 1900 #Stry 2
 #Bldgs Exch

Agent Rmks:

Prop. Desc. The former Powerhouse Building on the Mill River. The building has been completely remodeled. Units are separately metered, new HVAC, carpeting, etc. Elevator, common bathrooms. A must see. Professional space units from 300 sf to 1,037 sf. \$13.50 plus utilities. Warehouse space 5,742 sf - \$5.00 plus utilities. There is a \$25.00 per unit common fee in addition to the monthly rent.

Prop.

Rmks

Proto Group LLC The / PROT30 Bkr Exch Y #Pic 4 Bybkr 2.5 %
 LA/ID Louis Proto/ PROTOLO Ofc/Ph 203-234-6371 Type ER
 E-Mail proto@theprotoqgroup.com Ofc/Fax 203-234-6372 Dual No Var.
 Other/Ph Show Call listing broker
 Short Sale?

#Units		Avl SF Bldg	12,921	Constr		#Docks	
Tot SF Bldg	29,651	Flr # /Sqft /Ceil Ht:		Railrd Siding	N	MinSpac	300
		1-4604-12 /	2-2575-12	# Lanes		#Drive-in C	4
Sprinkler	N	1-5742-16 /		US Hwy #		Elev	Y
Hndcp Ac	Y			Col Spcng		Roof	
BusSrv		Avl SqFt Off:	7,179	Rf Age/Cnd		Pk/100SF	
Turnpke	I-91			Parking	64	TrfCnt/Dy	
				MpH		Exit #	2
				State Route			

Est Acres	1.910	# Lots		Lot Sqft	83,200	%Lnd Cvr	
Zone Info	IH/TOWN	Appx Frntg	216	Appx Depth	357	%BldPerm	
Abut Land		Abut Lt Size		\$ Abut Lnd		Map/Lot	174/ 100
Easements		Lien/Encmb		Cond of Site		Subsoil	
Envior Asmt	U	Env Phase#		Ungrd Oil Tank	U	Strm Swr	Y
Yr Estab		Yr Rem Lse		Terms		Occup	ASAP
Bus Name				Bus Type	OTHER, PROFSER, SERVIND		
Category	INDUS, OFFICE			Contgn/Excl	N		
Sale Incl				Invest Type	INDUS, OFFICE, OTHER		

Tot Assmt	\$ 745,290	Land Assmt	\$ 127,260	Bldg Assmt	\$ 607,600	Oth Assmt	\$ 10,430
Mill Rt	40.8	Taxes	\$30,407	Tax Phs In	N	Assmt Yr	2012
Grs Inc/Yr		Grs Exp/Yr		Net Op Inc	\$ 0	Fin Opt	
GrRt/Yr-Act		Gr Rnt/Yr Pot		Oth Inc Act		OthIncPot	
OpEp/Yr:Tx		Maint		Ins		CAM	
Tot Utl		Other		Misc		Gas Type	PUBCT
Heating	WAIR	Cooling	CAIR	Water	PUBCT	Sewer	PUBCT
Fuel	GAS	Elec: Amps	60	Volts	120	Vol/Pg	8488 / 309
Ten Resp	ELECTRC, HEAT			Phase	1		
LL Resp	BLDGINS, CAM, MECH, RETAXES, ROOF, RUBBISH, STRUCT						

Dir Elm Street to Grand Avenue at the Mill River or I-91 Exit 2 to left on Hamilton Street to right on Grand Avenue.