

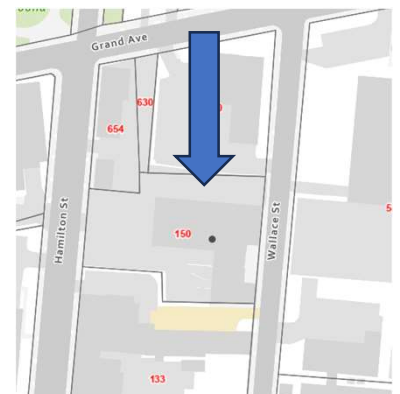
**ADDRESS:****145 Hamilton Street (150 Wallace Street)  
New Haven, CT 06511****PROPERTY TYPE:****Industrial  
Lease & Sale****DESCRIPTION**

- Easy access off I-95 and I-91
- Close to New Haven port & terminals
- Large lot area for parking & storage
- Built in 1965
- Ceiling Heights: 21' 4" – 27' 2"
- 4 Loading Docks
- 2 Drive In Doors
- 3 Phase Power
- 800 AMP & 480 Volts
- Wet Sprinklers

**\$8.50/SQFT NNN or \$2,000,000 SALE**

145 Hamilton Street, aka 150 Wallace consists of 17,719 + SQFT is a hi-bay manufacturing/warehouse space located on 1.13 acres in New Haven, Connecticut.

The property is located near the City's port and terminals as well as to Interstates 95 and 91. The property has frontage on both Hamilton and Wallace streets.





## Building & Lease Terms

Space Avail **20,346 +/- GLA SQFT**

Service Type **NNN**

Office Size **1000 SQFT**

Property Type **Industrial/Warehouse**

Rental Rate **\$8.50/SQFT/YR**

Property Sub **Manufacturing**

Date Available **Immediate**

Lease Term **5-15 Years**

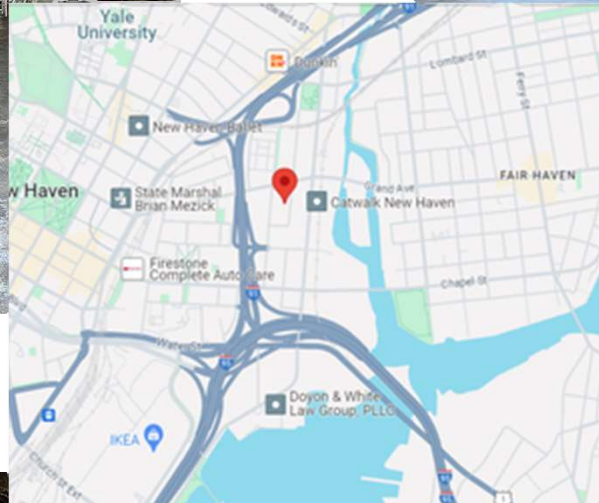
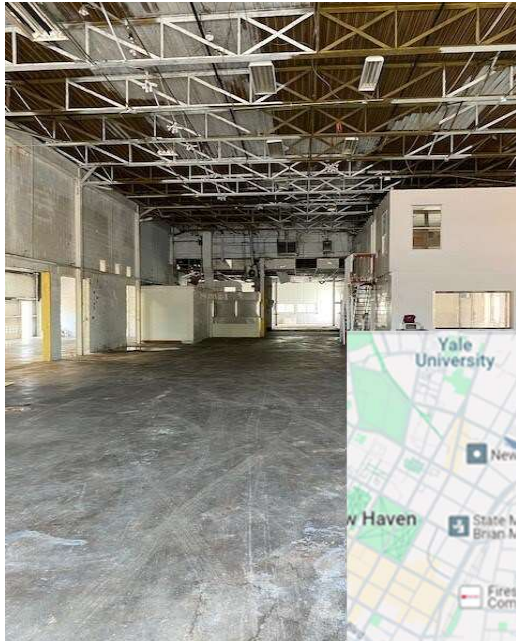


### 2023 Capital Improvements

- Repainting of Building
- Improvements to Roof
- Re-Paving of Lot
- Striping of Lot
- New Property Fence



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**New Haven, CT 06511**





**AMS** real estate

Fred Frassinelli  
203-372-1200 #1  
fred@amsrealestate.com

Barbara Sreckovic  
203-451-5313  
barbaras@amsrealestate.com

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