



FOR LEASE
846 SF & 893 SF/ WAREHOUSE
35 Corporate Ridge, Hamden, CT

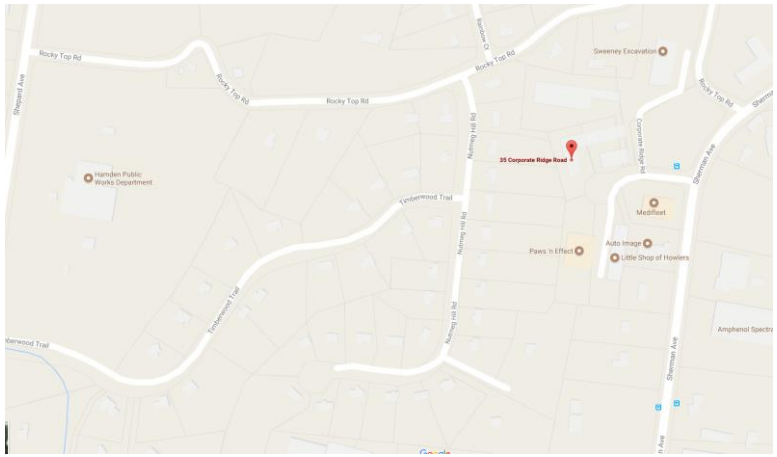
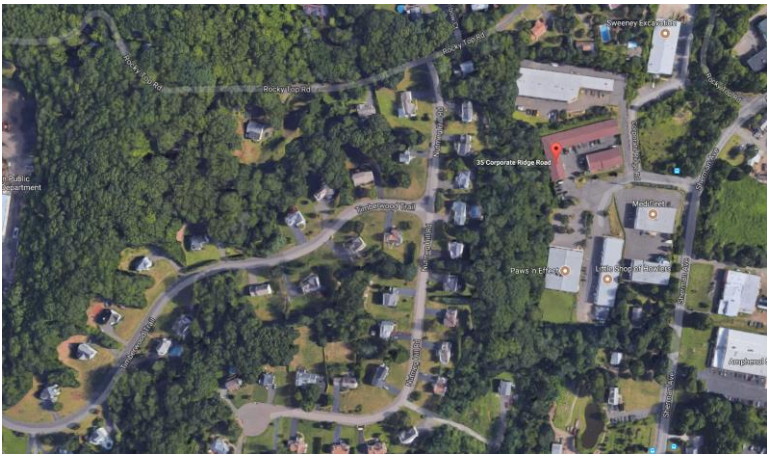


- 846 SF & 893 SF
- Newly Painted Unit
- Epoxy Floors
- 16' High Ceiling
- Excellent Lighting
- Safe Location

846 & 893 SF Units
Ideal for Hobbyist
Or Car Collector

RLWD Commercial
174 Cherry St
Milford, CT 06460
Ph: 203-701-4848
Fax: 203-876-9709

LEASE: \$900/Month/NNN



Ken Ginsberg 203-376-6266 Ken@kngrealty.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. RLWD, LLC, is not responsible for misstatement of facts, errors or omissions.



PROPERTY INFORMATION



| | |
|--------------------|-----------------|
| Total Building SF | 846 SF & 893 SF |
| Available SF | 846 SF & 893 SF |
| Year Built | 2007 |
| Ceiling Height | 16' +/- |
| City Water/Well | City Water |
| City Sewer/ Septic | City Sewer |
| Sprinkler | None |
| Loading Dock | 0 |
| Overhead Door | 2 |
| Construction | Stucco on Wood |
| HVAC | TBD |
| Electric Service | TBD |
| Gas | Yes |
| Column Spacing | N/A |
| # of Floors | 1 |
| Roof | Gable / Asphalt |
| Parking | None |
| Bathrooms | 2 |
| Frontage | N/A |
| Zoning | M |
| Assessment | \$89,530 |
| Environmental | N/A |
| Mill Rate | 45.36 |
| Taxes | \$4,061.08 |

Comments: 846 SF and 893 SF space for lease at \$900/Month/NNN each or \$1800/Month/NNN for both units (1,739 SF total). This building is in a secure location. There are 16' ceilings, an overhead door, and handicap bathrooms. Newly painted unit. This is ideal for a car collector or hobbyist.

Directions: Sherman Ave to Corporate Ridge.

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