

Office/Warehouse

3,752 S.F. for Lease
Offering Immediate Occupancy



BRAND NEW BUILDOUT

3,752 S.F. AVAILABLE

48,295 SF FACILITY

SET ON 4.66 ACRES

51 Giles Avenue
North Haven, Connecticut

Stephen Press, SIOR
203.288.1900 x123
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OVERVIEW

This multi-tenanted Industrial Facility is fully Sprinklered, offers extensive Parking, and easy access to I-91 and Parkway.

Lease Rate \$8.50 S.F. NNN

COMMERCIAL
OFFICE
WAREHOUSE
OPPORTUNITY

PROPERTY HIGHLIGHTS

- Real Estate Taxes: \$0.76 SF
- Ample on-site parking
- Zone R-20
- HVAC Gas Fired Systems
- Fully Sprinklered
- Office Central Air-Conditioning
- New custom office build-out just complete

PROPERTY SUMMARY

- Lot Size: 4.66 Acres
- Upgrades: New kitchen/breakroom & bathrooms
- 1 Drive-in Door
- 18' Ceiling Height/warehouse
- Electrical: 200 Amps
- 2,250 SF Handsome new office space
- Easy access to I-91 and the Parkway



PHOTOS

COMMERCIAL
OFFICE
WAREHOUSE
OPPORTUNITY



EXCLUSIVE BROKER

**Delivering Results
For Over
40 Years!**



Stephen Press, SIOR Principal

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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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