

TWO BUILDING COMPLEX

8 MASSIMO DRIVE, NORTH HAVEN



Building 1

Total Building 8,000 SF
Available SF 8,000 SF
Stories 1
Ceiling Height 14'-16'
Construction Metal
Year Built 1986
Drive In Doors 2

Mechanicals

Central Air Office
Type of Heat Office Gas/FWA
Electric Service 100 Amp

Site: 1.84 Acres

Lease Rate Building 1: \$4.95 SF/NNN

Real Estate Taxes: \$15,387/\$1.04 SF

Building 2

Total Building 6,750 SF
Available SF 6,750 SF
Stories 1 + 1600 SF Mezzanine Office
Ceiling Height 15'
Construction Metal
Year Built 2004
Drive In Doors 2

Mechanicals

Central Air Fully
Type of Heat Gas FWA/Radiant
Electric Service 100 Amp

Zone: IG80

Lease Rate Building 2: \$6.50 SF/NNN

Sale Price \$845,000

Remarks: Two well located buildings, offering easy access to I-91 and the Parkway. Excellent opportunity for owner/user with potential for additional income. Large secured lot provides outside material or vehicle storage.

Directions: Sackett Point Road to Massimo Drive

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