

\$3,000 / 1,640ft² - 277 State Street, North Haven, Connecticut - Land and Building (North Haven, CT)

1.18 Acres of Land; 1,640 square feet of former garage building; reuse or land redevelopment

Asking Rent = Land with small commercial building – No known environmental per ongoing testing

Asking Lease Rate - \$3,000 per month NNN for period up to 12 months

Asking Lease Rate - \$4,500 per month NNN for period after the 12th month, month-to-month basis

Open to proposals

The lease is to be month-to-month unless otherwise agreed to in writing by contract. Tenant to exit the property upon 60-days written notice, the property will be vacated as of the 60th day.

The purpose of the lease for the ownership is to be for an interim occupancy. The owner is pursuing plans for repositioning as a mixed-use project. The first six months shall be a lock-out period where the lease cannot be terminated, thereafter, the property will be vacated on demand as outlined. If the lease extends beyond 12-months, then the rate will step up to a rate negotiated now based on a market rate of \$4,500/month on a triple net basis.

Building Area: 1,640+ square feet available for adaptive reuse or re-development

Land Area: 1.18+ acres

Year Built: 1978

Building Uses: Retail, dining, entertainment, office, storage, boutique, shop, industrial, auto, storage, heavy equipment and commercial yard.

Environmental – Clean per environmental consultants

Zoning – Light Industrial 30 (IL-30)

Property Location – The location is nearly all the way north on State Street from downtown New Haven to the Route 40 connector just before Cumberland Farms and J Roos on the right, next to Fleetpride. Alternatively, the property is accessed via Interstate 91 to Exit 10 to the Route 40 Connector westbound. Take Exit 1 to Hamden/Dixwell Avenue/US 5/State Street and turn right at Devine Street. Take Devine Street to State Street, turn right and travel south ¼ of a mile and the property is on your left. The property can also be accessed via Universal Boulevard north to BJ's and the traffic signal at Sackett Point Road, turn left, travel say 1 mile west to State Street, turn right and travel say 1 mile and the property is on your right.