

# High Bay Warehouse for Sale or Lease

13 Hamden Park Drive, Hamden, CT

**H. Pearce Commercial Real Estate** is pleased to offer 39,090 sf high bay warehouse in Hamden Business Park. Included are two docks with automatic levelers and one drive in door. Construction is clean pre-fabricated steel. Adjoining lot is additionally available.



**39,090 Square Feet Available for Sale or Lease**

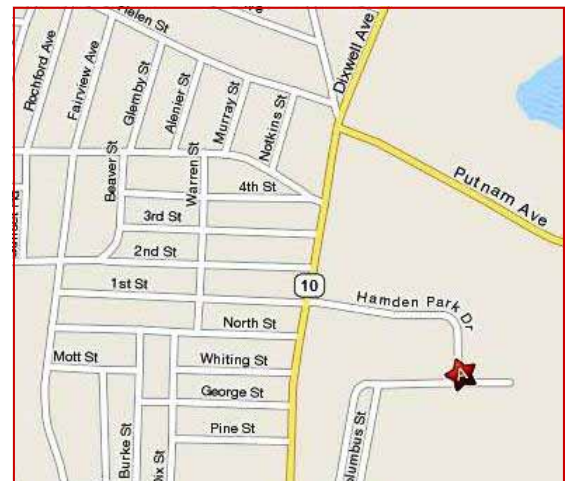
## Building Specifications

<b>Building Size:</b>	39,090 SF on 2.76 acres
<b>Stories:</b>	2
<b>Occupancy:</b>	Immediate
<b>Type:</b>	Industrial/Manufacturing/Warehouse
<b>Available Space:</b>	39,090 SF
<b>Features:</b>	<ul style="list-style-type: none"><li>• High bay</li><li>• Two docks with levelers</li><li>• One DIOHD</li><li>• Clear span areas</li><li>• Convenient business park location</li><li>• Adjoining lot separately For Sale</li><li>• Ground floor showroom with upper level offices</li></ul>

**Lease Price:** \$6.00/SF NNN

**Sale Price:** \$2,500,000

**Adjoining Lot Price:** \$265,000



**Location:** Dixwell to Hamden Park Drive between Putnam & Morse.

*For additional information contact:*

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Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

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