

# Multi-Purpose Building For Sale

2554 State Street & 20 Stevens Street, Hamden, CT

**H. Pearce Commercial Real Estate** is pleased to offer a 5,504 square foot office and light assembly facility with an attached rear warehouse having one overhead door and a second floor office unit (1,222 sf). Zoned CDD1, both 2554 State and 20 Stevens will lie within the T4 zone if the town approves it's global amendment of the zoning regulations.



**5,504 Square Feet Available for Sale**

## Building Specifications

**Building SF:** 5,504 SF on .5 Acres

**Type:** Office/Ind/Retail/Warehouse

- Features:**
- Excellent condition
  - 20+ parking
  - Abutting land included
  - Located on bus line
  - New roof and AC unit
  - Renovated office space

**Zoned:** CDD1, may convert to T4

**Price:** **\$550,000**



**Directions:** Route 5 to Hamden, CT. Route 5 turns into State Street.

*For additional information contact:*

**Rodney Waters**

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

393 State Street, North Haven, CT 06473 • 203-281-3400

1845 Silas Deane Highway, Rocky Hill, CT 06067 • 860-721-8100

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