

Commercial/Industrial Condos - Sale/Lease

35 Corporate Ridge - Hamden, CT

H. Pearce Commercial Real Estate is pleased to offer newly constructed Commercial/Industrial Condos for sale and/or lease. Ideal for use by construction and service trades, lawn & landscaping businesses, warehousing/storage needs...etc. Units range in size from 837 SF to 3,066 SF (contiguous) - see attached unit layout & pricing sheets.



Available Units (8): ±837 SF - 3,066 SF (contiguous)

Building Specifications

Building Size: 18,152 SF
Available: 8,653 SF
Units: 837 - 3,066 SF (contiguous)
Occupancy: Negotiable
Type: Commercial / Industrial Condos
Features:

- Access - 12' Overhead door
- Ceilings - 16' throughout
- Utilities - 100 Amp 3 phase; Gas heat; Public water/sewer
- Location - Just off RT 10 & Sherman Ave.

Lease Rates: Starting at \$500/mo + util.

Sale Prices: Starting at \$90,396.00



For additional information contact:

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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

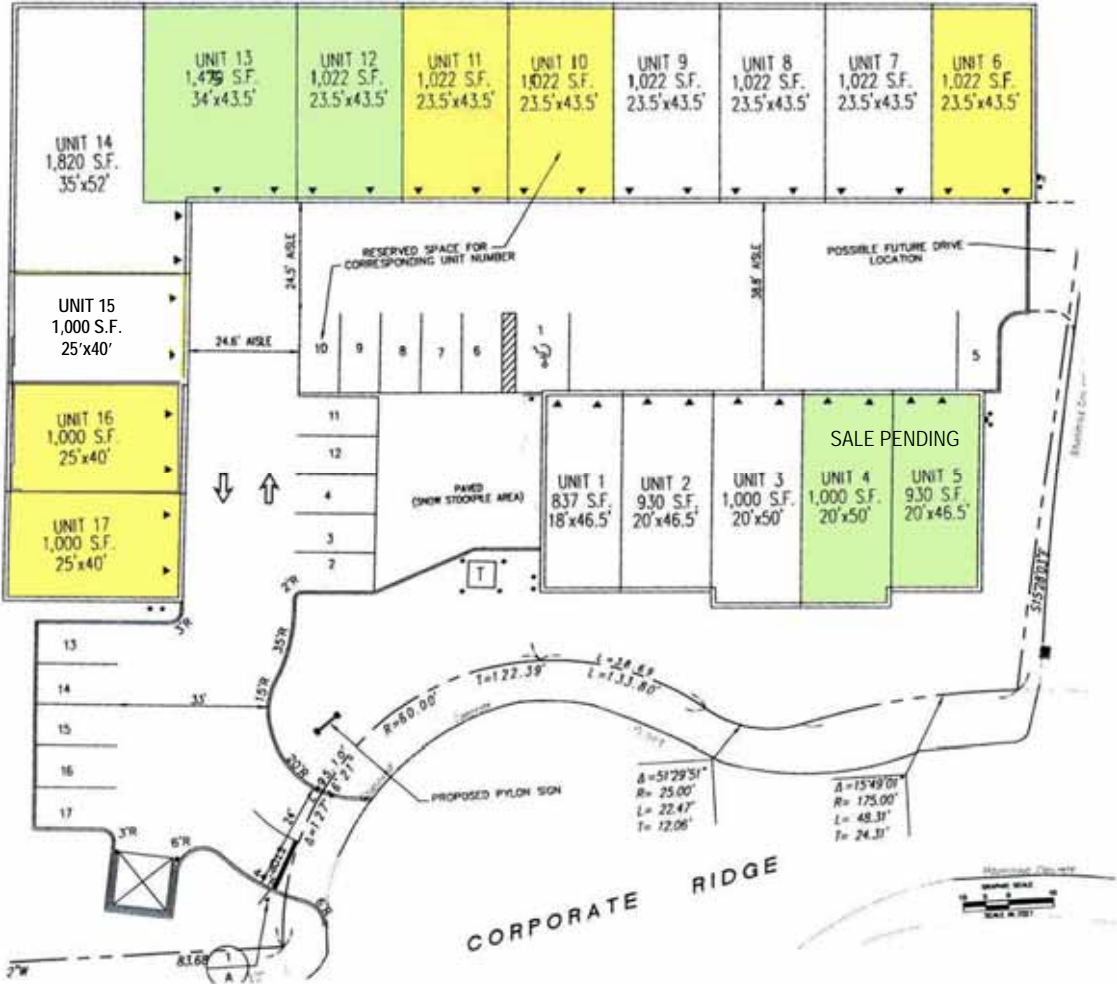
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pearce
commercial

SALE / LEASE CORPORATE RIDGE Commercial / Industrial Condos



- Leased Units
- Sold Units



Location: Intersection of Sherman Ave & Corporate Ridge

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UNIT #	WIDTH	LENGTH	TOTAL AREA	LEASE PRICE/MO.	SALES PRICE	DEP/SOLD
1	18.00	46.50	837.00	\$500	\$90,396	
2	20.00	46.50	930.00	\$555	\$100,440	
3	20.00	50.00	1000.00	\$597	\$108,000	
4	20.00	50.00	1000.00	---	---	Pending
5	20.00	46.50	930.00	---	---	Pending
6	23.50	43.50	1022.25	---	\$110,403	Leased
7	23.50	43.50	1022.25	\$612	\$110,403	
8	23.50	43.50	1022.25	\$612	\$110,403	
9	23.50	43.50	1022.25	\$612	\$110,403	
10	23.50	43.50	1022.25	---	\$110,403	Leased
11	23.50	43.50	1022.25	---	\$110,403	Leased
12	23.50	43.50	1022.25	---	---	Sold
13	34.00	43.50	1479.00	---	---	Sold
14	35.00	52.00	1820.00	\$1,088	\$196,560	
15	25.00	40.00	1000.00	\$597	\$108,000	
16	25.00	40.00	1000.00	---	\$108,000	Leased
17	25.00	40.00	1000.00	---	\$108,000	Leased

Leased Units

Sold Units

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