

# For Lease

558 & 560 Orchard Street, New Haven, CT

**H. Pearce Commercial Real Estate** is pleased to offer a 6,772 sf office/warehouse facility available for lease. An affordable opportunity, as is, for small contractors in need of office space and warehouse storage. Owner is willing to renovate the building to suit office tenants. Space may be subdivided.



**6,772 Square Feet Available for Lease**

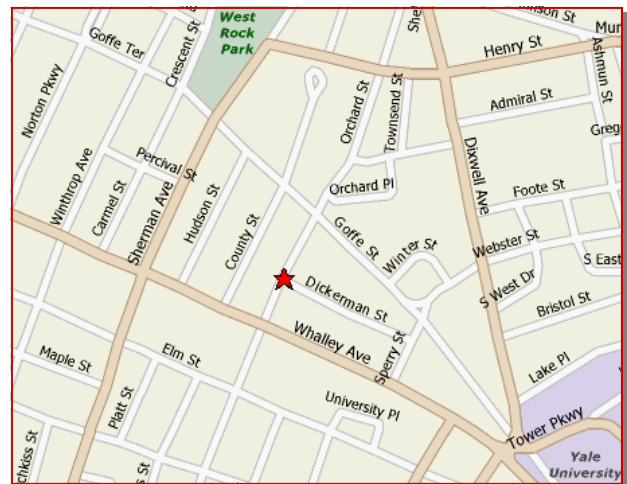
## Building Specifications

**Building SF:** 6,772

**Type:** Office / warehouse

- Features**
- 6,772 sf (divisible)
  - 1/4 mile from Yale University
  - Security gate
  - Near retail shopping plaza
  - Bus line accessible
  - 6 drive in doors
  - Excellent for contractors

**Lease Price:** \$5.50 - \$8.00 / SF NNN



**Directions:** From CT-15, Exit 59 toward CT-69 / Whalley Ave. Turn right at Whalley (2.7 mi), turn left at Orchard. From I-95 take expressway to downtown New Haven, Exit 1 (N Frontage Rd), turn right at Howe, left at Whalley, right at Orchard Street.

*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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