

# Retail/Industrial for Sale or Lease

59 Old Broadway East, North Haven, CT

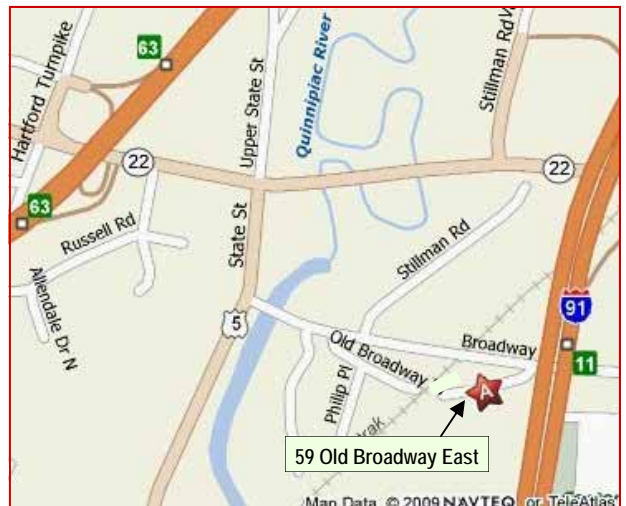
H. Pearce Commercial Real Estate is pleased to offer a 30,000 sf industrial complex for sale. A total of 12,098 sf of available space ranging from 480 sf up to 7,783 sf is available for lease. Located in the IL-30 industrial zone near I-91, I-95 and the Wilbur Cross Parkway. Many space size options available.



**30,000 SF Industrial Complex on 2.2 Acres**  
**Lease Spaces Available:**  
480 sf, 855 sf, 1,380 sf and 1,600 sf Retail Space,  
& 7,783 sf Industrial Space

## Building Specifications

<b>Complex Size:</b>	30,000 SF on 2.2 Acres
<b>Type:</b>	Retail/Industrial/Office/Warehouse
<b>Stories:</b>	1
<b>Available SF:</b>	12,098 SF
<b>Features:</b>	<ul style="list-style-type: none"><li>• Low rental rates</li><li>• Many size options</li><li>• Outside storage available</li><li>• Many options for use</li><li>• I-91/I-95 &amp; Hwy RT 15 nearby</li></ul>
<b>Zone:</b>	IL-30
<b>Lease Price:</b>	<b>\$4.00-\$5.50/SF Gross + Utilities</b>
<b>Sale Price:</b>	<b>\$1,200,000</b>



**Directions:** RT 5 North Haven to Old Broadway (RT 5), runs parallel with RT 22, to the south to Old Broadway East.

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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