

# For Lease: Warehouse Space or Office Space

## 370 State Street • North Haven, CT



**State Street near Sackett Point Road**  
**Convenient to I-91, Exit 10**

### Building

Total Building	36,231 SF
Stories	1
Available SF	W5            4,388 RSF
	W2A / Office   1,605 RSF

Clear Height	11'
Sprinklered	Yes / Wet
Year Built	1950

### Mechanicals

Central Air	Offices
Type of Heat	Gas
Electric Service	800 Amp

### Utilities

City water and sewers / Gas

### Site

Acres	2.42
Frontage	200'
Zoning	CB-40
Parking	Ample, Open
Highway Access	Route 5; I-91, Exit 10
Transportation	On bus line

### Assessments

Total	\$1,091,860
Building	\$846,860
Land	\$231,000
Outbuilding	\$14,000
Taxes	\$37,822
Mill Rate	34.64

**Lease Rate**  
**\$8.00/SF NNN**

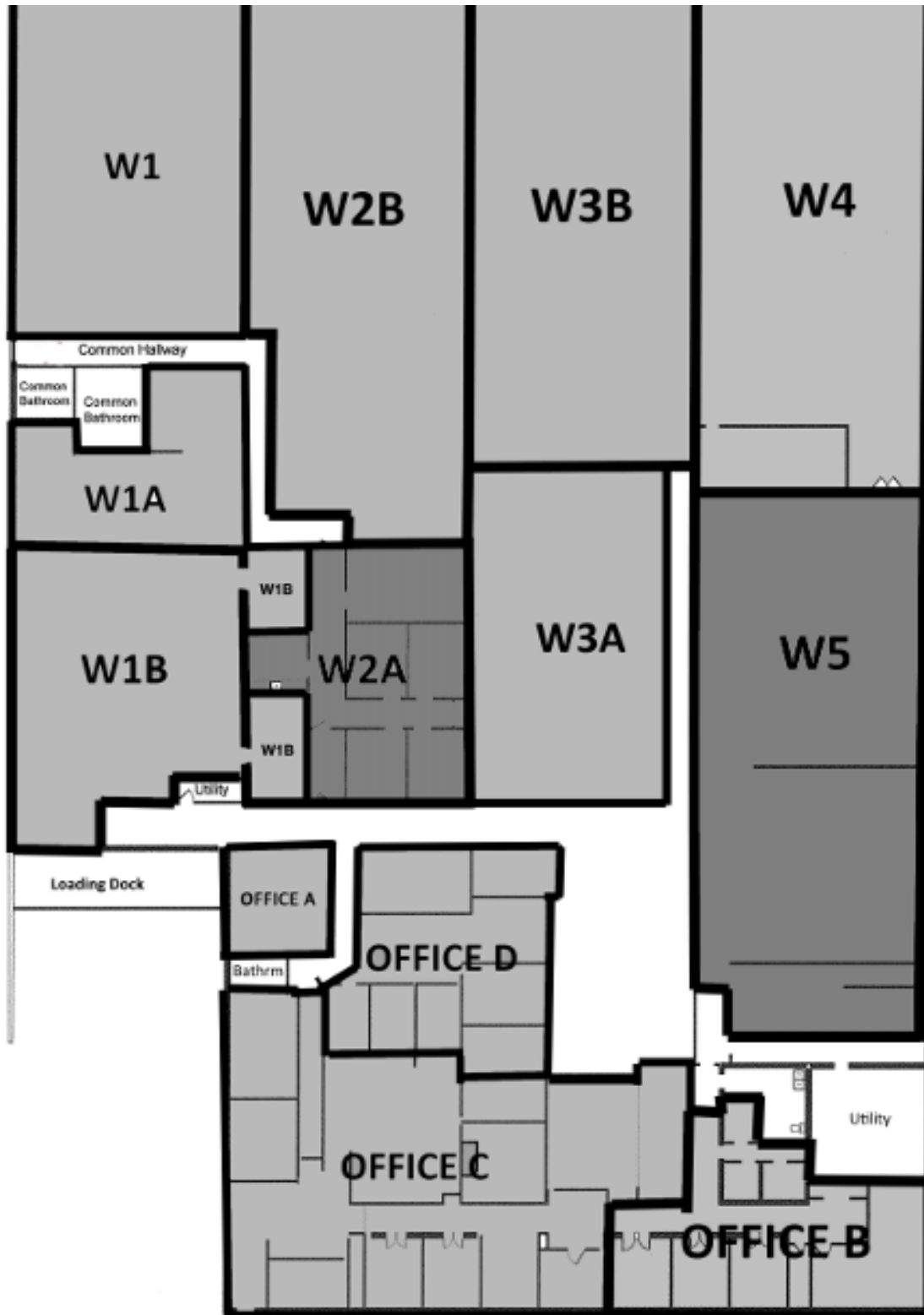
*Industrial Flex building with 1 Warehouse/Industrial spaces (4,388) one office space with 4 offices, a conference room and breakroom (1,605 RSF), available for lease. Property is conveniently located on State Street with easy access to I-91 & the Parkway (Rt. 15).*

For additional information contact

**Joel Nesson, Senior Commercial Agent**  
**203.288.1900, x131**  
**jnesson@presscuozzo.com**



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2751 Dixwell Avenue • Hamden, Connecticut 06518 • 203-288-1900 • Fax 203-288-0100  
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## EXCLUSIVE BROKER

**JOEL NESSON, MBA**  
**Senior Commercial Advisor**  
**203.288.1900, x131**  
**203.288.0100 Fax**  
**[jnesson@presscuozzo.com](mailto:jnesson@presscuozzo.com)**

Joel Nesson has been a practicing commercial real estate agent for over 30 years. He came to the real estate business after a successful 22 year career with Armstrong Tire rising to the position of Director of Product Engineering.

Joel graduated from the City University of New York with a Bachelor degree in Mechanical Engineering. He holds a Master of Business Administration degree with a specialty in Finance and Operations Research.

Joel has been instrumental in finding real estate solutions involving environmental and operation issues for major corporations such as Upjohn, as well as area companies like Pegasus Manufacturing. His real estate transactions range from 100,000 square feet plus properties and large acreage parcels throughout the State to smaller commercial and investment solutions for a diverse group of real estate clients. He has received numerous awards for real estate transactions from the Greater New Haven Association of Realtors' Commercial and Investment Division (CID).

Joel resides in Bethany where he is active in civic and charitable groups. He is a member and past president of the Bethany Lions Club and a Director and Membership Chair for the Bethany Land Trust. In addition, he serves on the Board of Directors of the New Haven CID and is a past Chairman of the organization. Joel is a former state director of the Connecticut Association of Realtors from the New Haven Association.