

# Industrial Space With Multiple Cranes plus Outdoor Vehicle or Material Storage



**14,300 S.F.  
FOR SUBLET**

**46,458 SF FACILITY  
SET ON 4.75 ACRES**

**30 Gando Drive  
New Haven, Connecticut**

**Stephen Press, SIOR**  
**203.288.1900 x123**  
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# OVERVIEW

14,300 S.F. High Bay Industrial Space Features Heavy Power, Fully Sprinklered, Extensive Parking/Outdoor Storage.

INDUSTRIAL  
OPPORTUNITY

Lease Rate \$9.50 NNN

## PROPERTY HIGHLIGHTS

- Secure Parking, Outside Storage
- Zone IL
- 4—5 Ton Cranes, 2-1 Ton Cranes
- Fully Sprinklered
- Electrical: Heavy Power
- Significant Outside Storage Available

## PROPERTY SUMMARY

- Lot Size: 4.75 Acres
- Built: 1987
- 3-Drive-In Doors, 2 Covered 14' x 13'
- 2 Covered 14'x13' Docks
- Ceiling Height 18.5' to Deck
- Easy Access to I91 Exit 8
- Additional Space May Be Available

Minutes to I-95, Port of New Haven and Tweed Airport





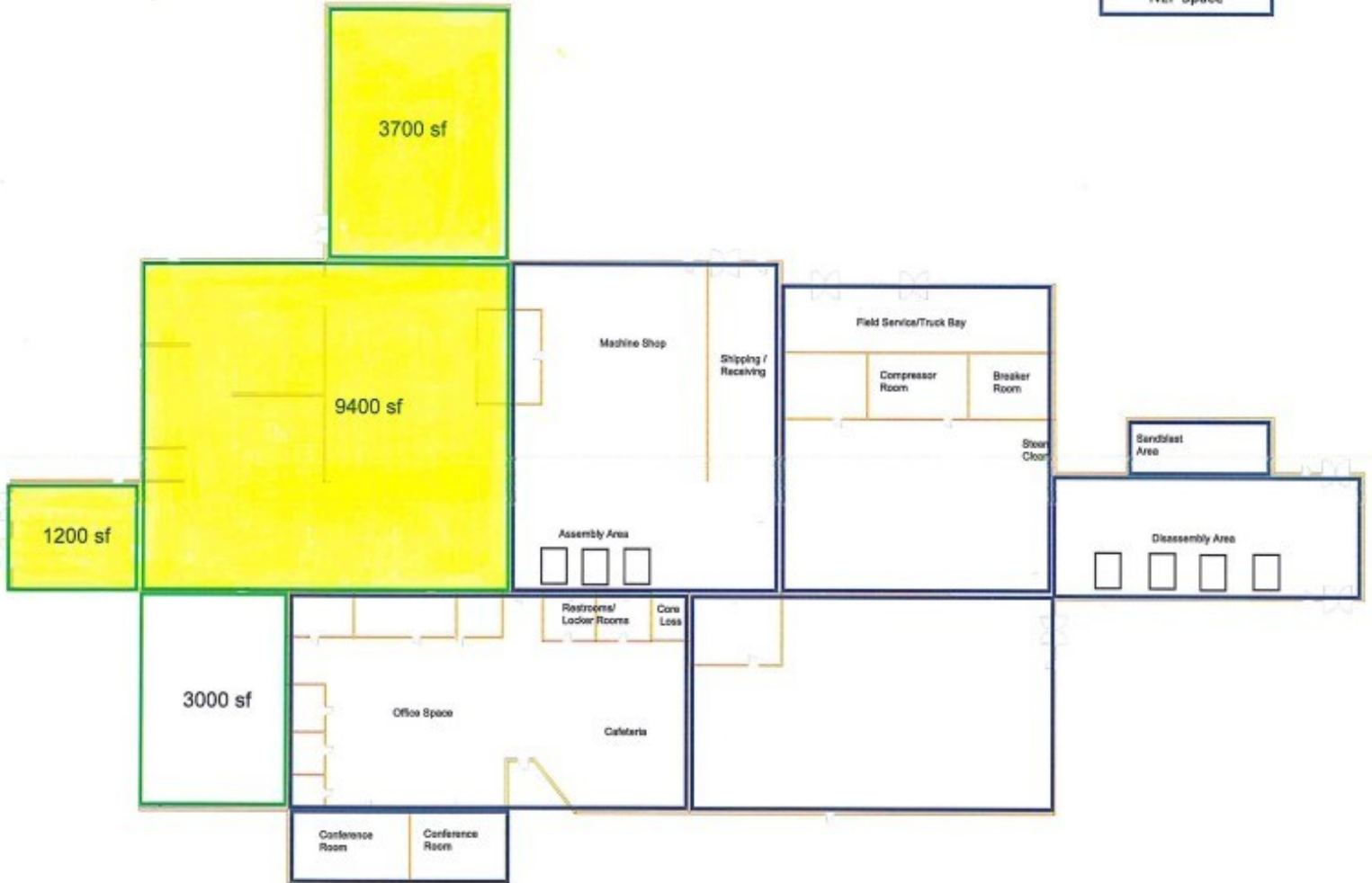
# PHOTOS



# FLOOR PLAN

30 Gando Drive  
Layout

NEP Space





# EXCLUSIVE BROKER

Delivering Results  
For Over  
40 Years!



## Stephen Press, SIOR Principal

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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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