

Reduced Lease Rate
\$9.75 psf nnn

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10 Middletown Avenue North Haven, CT 06473

±24,000 sf fully air-conditioned industrial/flex building for lease

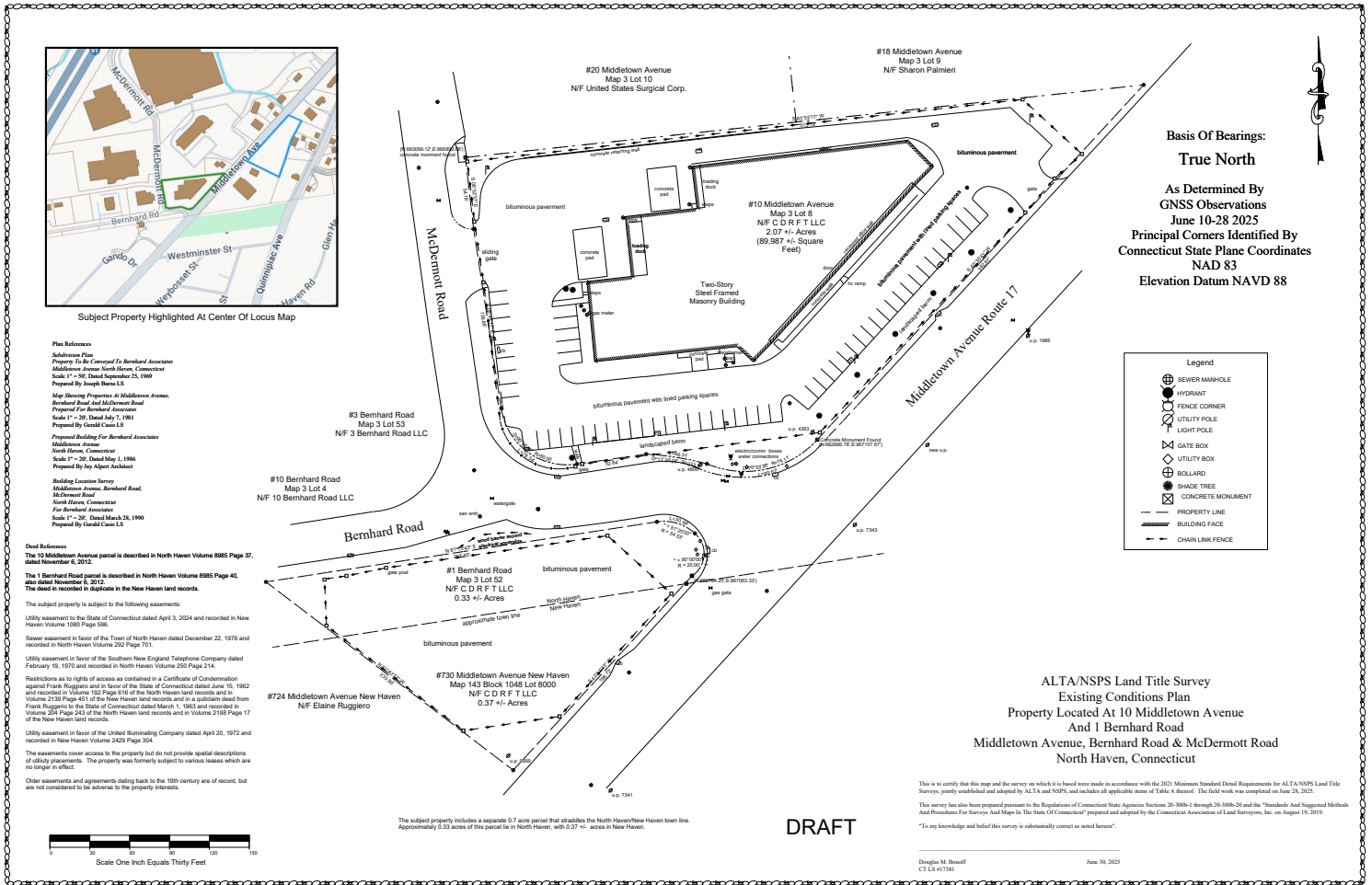
10 Middletown Avenue to a ±24,000 sf industrial/flex building on ±2.06 acres. The space is sub-dividable to ±12,000 sf. The property offers excellent functionality for logistics service or manufacturing.

Features

- ±24,000 sf industrial/flex space; Sub-dividable to ±12,000 sf
- ±1,250 sf office space
- Fully air-conditioned
- Parking for 50+ cars
- Prime location with easy access to I-91
- 5 loading docks & 1 drive in door

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Site Plan



Demographics

	Pop.	HH	Avg HH \$
1 Mile	7,408	2,912	\$77,595
3 Miles	78,600	32,157	\$90,057
5 Miles	229,992	92,577	\$87,681

Traffic Counts

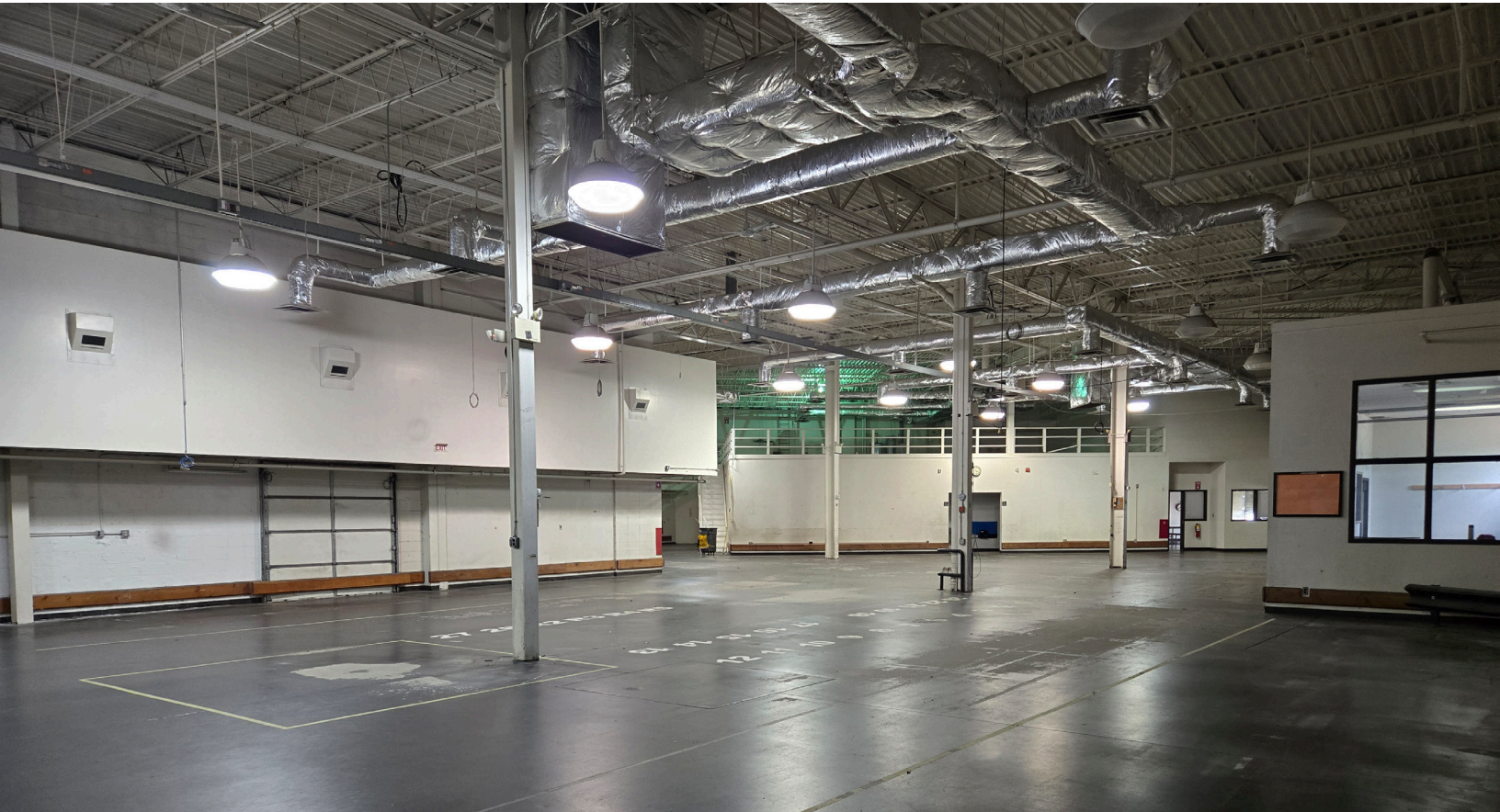
Middletown Ave & Bernhard Rd 9,261 vpd
 Middletown Ave & Quinnipiac Ave 6,937 vpd



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