

FOR LEASE | 2,003± SF FREESTANDING RETAIL BUILDING FORMER ENTERPRISE CAR RENTAL WITH FENCED YARD



402 Crown Street, New Haven, CT 06511

NEW LEASE RATE: \$30/SF Modified Gross + Utilities

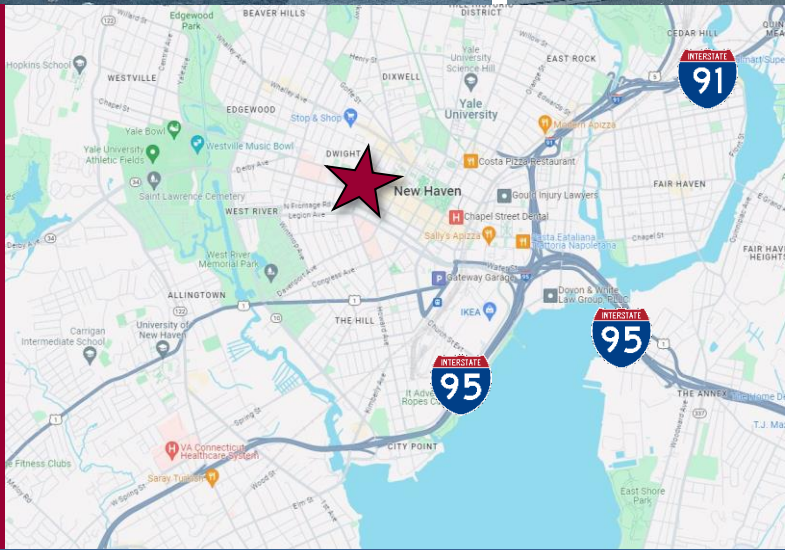
Ranked in Top 50
Commercial Firms in U.S.

**NEW LEASE RATE
\$30/SF MG + Util**



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Property Highlights

- Freestanding Retail / Office Building for Lease
- 2,003± SF Available for Lease
- Former Enterprise Rent-a-Car
- Large Fenced in Lot
- Building Signage & Illuminated Pylon Sign
- Garage with Car-Lift
- Additional Parking Available Nearby
- 97 Feet of Frontage
- Close Proximity to Highways

For more information contact: Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 2,003± SF
AVAILABLE AREA 2,003± SF
NUMBER OF FLOORS 1
BASEMENT Slab
CONSTRUCTION Masonry
ROOF TYPE T&G/Rubber
YEAR BUILT 1950

SITE INFORMATION

SITE AREA 0.23± acre
ZONING BD1
PARKING Fenced in Lot
SIGNAGE Building & Lighted Pylon
VISIBILITY Excellent
FRONTAGE 97 Feet
HWY ACCESS I-91 or I-95

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Oil/Gas, FA/HW/ST

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

TAXES

ASSESSMENT \$254,940
MILL RATE 37.2 & 2.5
TAXES \$10,121.14

COMMENTS O,R&L Commercial is pleased to offer a 2,003± SF freestanding Retail / Office building for Lease on Crown Street in New Haven, CT. The property is a former Enterprise Rent-a-Car building with large fenced lot. There is a garage with car-lift, additional parking available nearby, and an illuminated Pylon sign. Close proximity to highways.

DIRECTIONS I-91 South to Exit 1 to Oak St Connector to Frontage Rd / MLK Jr Blvd to Crown St or I-95 North to Exit 47 to MLK Blvd to Crown St

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