

HIGH – BAY LIGHT INDUSTRIAL / WAREHOUSE / DISTRIBUTION

FOR LEASE: 5,900± SF AVAILABLE | 2 DRIVE-IN DOORS | 900± SF OFFICE SPACE

78 Rebesch Drive, Unit 3A & 4, North Haven, CT 06473

LEASE RATE: \$4.50/SF NNN

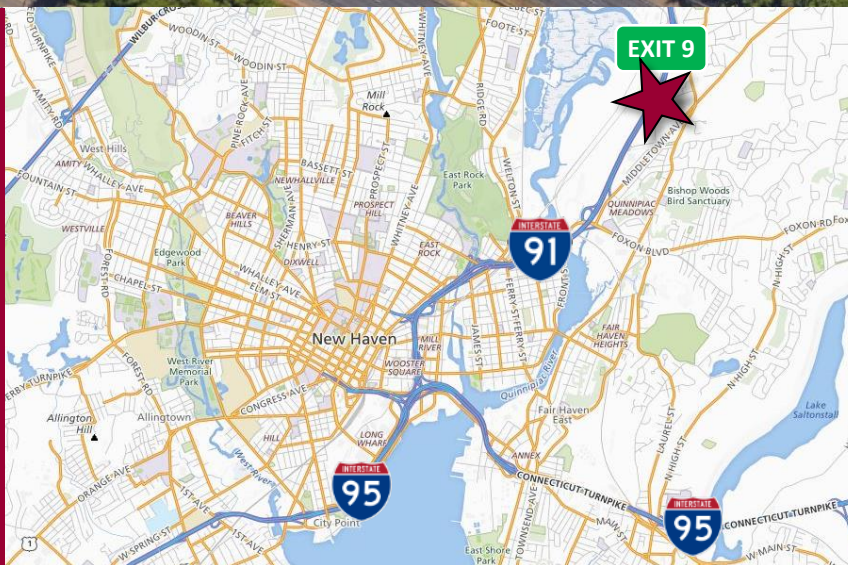


Ranked in Top 50
Commercial Firms in U.S.



STAY UP TO DATE ON
OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- 5,900± SF for Lease
- 2 Drive-in doors 8x8
- High-Bay Warehouse
- 22-24' Clear ceiling heights
- 900± SF Office space
- Zoning: IL30
- Convenient to I-91 & I-95 Interchange

For more information contact:

Samuel Crampton | 203-343-8426 Cell | 203-643-1021 Office | scrampton@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.

HIGH – BAY LIGHT INDUSTRIAL / WAREHOUSE / DISTRIBUTION

FOR LEASE: 5,900± SF AVAILABLE | 2 DRIVE-IN DOORS | 900± SF OFFICE SPACE



Ranked in Top 50
Commercial Firms in U.S.

78 Rebeschi Drive, Unit 3A & 4, North Haven, CT 06473

LEASE RATE: \$4.50/SF NNN

BUILDING INFORMATION

GROSS BLDG AREA 59,896± SF
 AVAILABLE AREA 5,900± SF
 MAX CONTIGUOUS AREA 5,900± SF
 WH AREA / OFFICE AREA 5,000± SF / 900± SF
 NUMBER OF FLOORS 1
 COLUMN SPACING 25X50'
 CLEAR HEIGHT 22-24'
 DRIVE-IN DOORS 2 (8X8)
 CONSTRUCTION Steel
 ROOF TYPE T&G Rubber
 YEAR BUILT 1989

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air in office
 TYPE OF HEAT Gas, Warm Air
 SPRINKLERED Yes, Wet
 ELECTRIC SERVICE 200-400amp / 208v

UTILITIES

SEWER Public Connected
 WATER Public Connected
 GAS Public Connected

SITE

SITE AREA 10.92 acres
 ZONING IL30
 PARKING 2/1,000 ratio / Open
 SIGNAGE Building
 VISIBILITY Excellent
 FRONTAGE 350'
 HWY ACCESS I-91 Exit 9

EXPENSES

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

TAXES

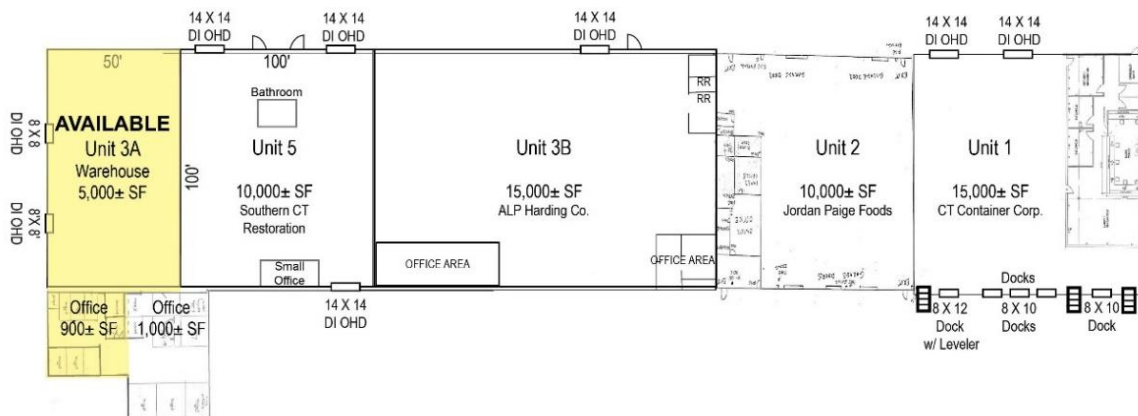
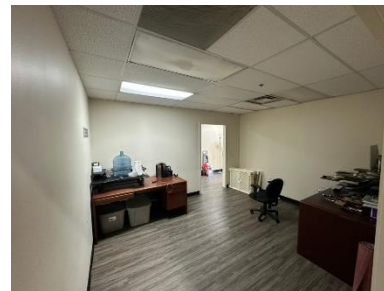
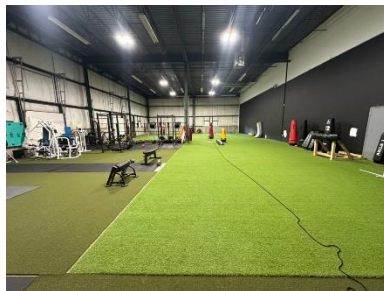
ASSESSMENT \$3,055,000
 MILL RATE \$34.64
 TAXES \$105,825.20 / \$1.77psf

DIRECTIONS

I-91 to Exit 9 (Montwese Ave), to Route 103 (Quinnipiac Ave) to McDermott Rd to Rebeschi Dr. Property at end of road.

COMMENTS 5,900± SF High-Bay Light Industrial / Warehouse / Distribution / Flex space available for Lease. 2 drive-in doors (8x8), 22-24' ceiling heights and 900± SF of office space. Easy access to I-91 and close to I-95 interchange. **Nets are \$2.50/psf.**

Building 78 – 5,900± SF Available



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact:

Samuel Crampton | 203-343-8426 Cell | 203-643-1021 Office | scrampton@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.