

155 New Haven Avenue, Derby, CT

FOR SALE

Two industrial buildings and showroom on 1.83 acres

Total of 25,886 sq/ft between both buildings



Designed for production, assembly, office, showroom, technical, and a hi-bay warehouse.

Contact Information

Bruce Wettstein, SIOR

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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

VIDAL/WETTENSTEIN, LLC



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Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880

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SHOWROOM



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PRODUCTION AREA

- ❑ Air lines for air compressor throughout production area
- ❑ Raised window line for substantial natural light
- ❑ Front 15' to 17' clear span, no columns or obstructions
- ❑ 6,000 sq/ft including 7,200 of 2,400 sq/ft office, 2,400 sq/ft
- ❑ q/c and technical, and 2,400 sq/ft showroom
- ❑ 1,200 amps, 208/120 volt, 3 phase wiring
- ❑ Natural gas heating units, forced air units.
- ❑ City water and sewer
- ❑ 100% air conditioned in production and multi level office, q/c, technical and showroom
- ❑ Oil water separator in place



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Production area



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WAREHOUSE

- ❑ 1, 12'x10' drive in electric o/h door
- ❑ 1, 12'x14' drive in electric o/h door
- ❑ Clear span, no columns or obstructions
- ❑ 20-24' clear height
- ❑ 9,866 sq/ft with an 8'x8' loading dock with weather seals and load leveler, 12'x10' and 12'x14' electric drive in doors
- ❑ Single demising wall between two warehouse spaces



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Warehouse



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Property Information:

25,886 sq. ft. for sale, two industrial buildings on 1.83 acres			
Additional Info:		Construction/Facilities:	Utilities:
Acres:	1.83	Parking, 70 cars	Gas, natural
Total Bldg. Sq FT:	25,886	Heat, natural gas	Volts, 208/120, 3 ph, 4 w
Warehouse SF	8900	AC in production and offices	Amps, 1,200
Office SF:	2,400	No Sprinklers but city water	Water, city
Zoning:	B-2	Pre-Engineered & block	Sewer, city
Year Built:	2015-2017	All buildings are clear span, no interior columns	
Taxes:	\$27,726	Floors, all concrete	Distance to Rt 8, less than 1 mile
Max Clear:	24'	Dock, 9' x 8' with leveler	
Min Clear:	15' at eaves to 17' in front building	Drive in, 2-14'x14 electric, 1-12'x10', 1 12'x14' electric, & 1-8'x12' main level	37,000+/- car count daily
	20' to 24' in warehouse		
Comments:	The buildings are in excellent condition, new rubber membrane roofs. The front 2,400 sq. ft. space is a showroom with two 2,400 sq. ft. floors below, for offices, design, technical support, all with bathrooms. Air lines throughout production area with an air compressor. Property enters New Haven Avenue with a traffic light.		<p>Eligible for the Enterprise Corridor Zone (ECZ) benefits- click here to find out more</p> <p>State of CT Enterprise Corridor Zone Program- click here to find out more</p>

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Aerial



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1.83 Acres



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Location Map



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