

# 155 New Haven Avenue, Derby, CT

## FOR SALE

Two industrial buildings and showroom on 1.83 acres



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

### Contact Information

Bruce Wettstein, SIOR

203-226-7101 Ext 2 - [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

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



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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



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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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# 155 New Haven Avenue, Derby, CT

## Property Information:

25,886 sq. ft. for sale, two industrial buildings on 1.83 acres			
<b>Additional Info:</b>		<b>Construction/Facilities:</b>	<b>Utilities:</b>
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		
<b>Comments:</b>	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><a href="#">Eligible for the Enterprise Corridor Zone (ECZ) benefits- click here to find out more</a></p> <p><a href="#">State of CT Enterprise Corridor Zone Program- click here to find out more</a></p>

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# 155 New Haven Avenue, Derby, CT

Aerial



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1.83 Acres



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# 155 New Haven Avenue, Derby, CT

## Location Map



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**VIDAL/WETTENSTEIN, LLC**



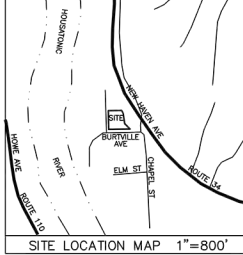
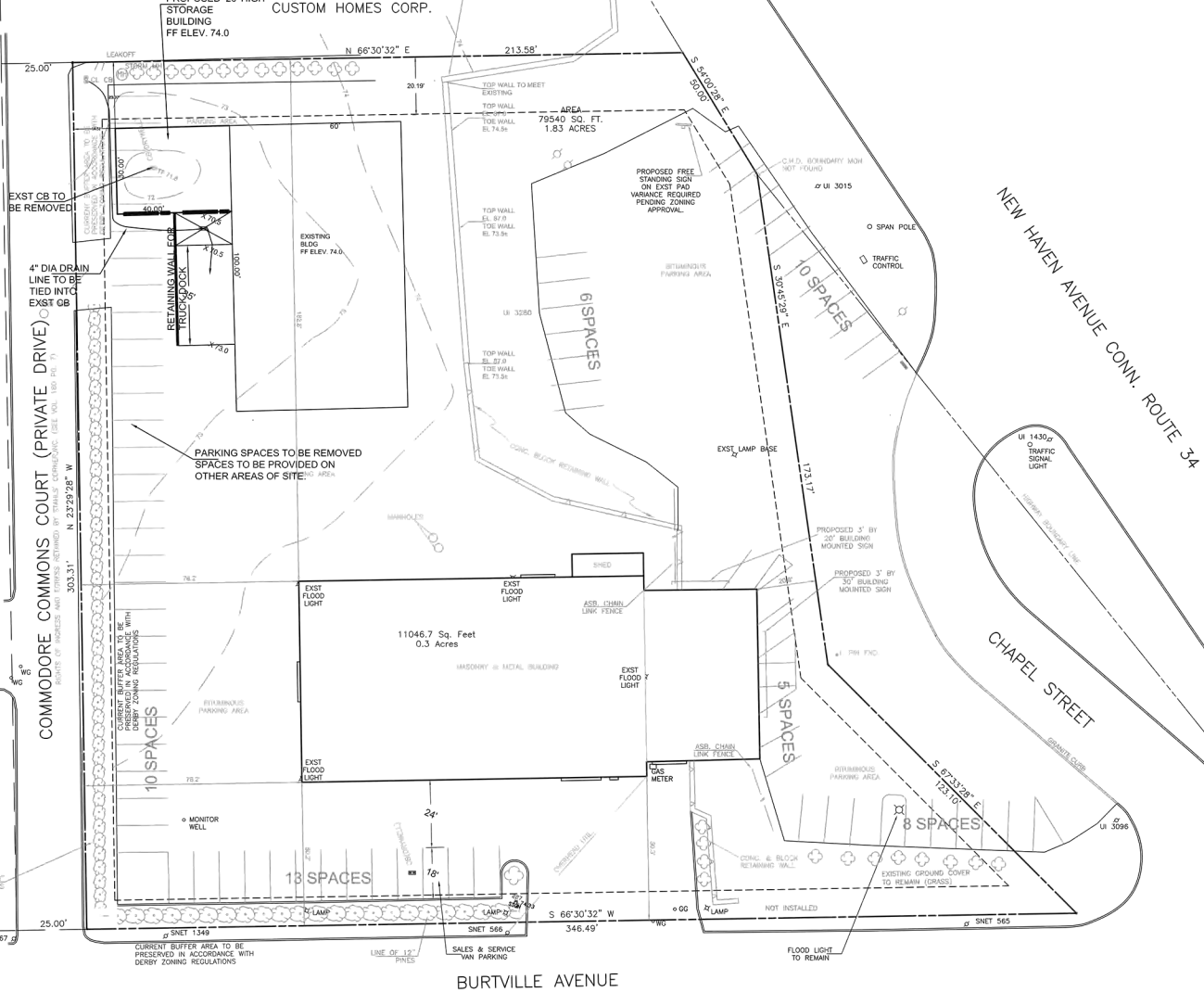
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- NOTES**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE JUDGES' "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1998. IT IS AN IMPROVED LOCATION SURVEY, BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS TYPE 4-2 AND INTENDED TO BE USED FOR THE PURPOSE OF DEPICTING AS-BUILT IMPROVEMENTS.
  - REFERENCE MADE TO THE FOLLOWING MAPS:
    - MAP OF PROPERTY OF LOUIS H. & CHARLOTTE BRADLEY DERBY, CONN., SCALE 1"=40', JULY 20, 1951, REVISED DEC. 18, 1971 APRIL 17, 1972, BY V.B. CLARKE.
    - MAP OF PROPERTY OF STAHL'S CORNER, INC. DERBY, CONN. SCALE 1"=40', DEC. 1970, BY CLARKE AND PEARSON ASSOC., INC.
    - MAP SHOWING BUILDING LOCATION, PREPARED FOR STAHL'S CORNER, INC. DERBY, CONN. SCALE 1"=40', OCT. 20, 1972, BY CLARKE AND PEARSON ASSOC., INC.
    - "SITE PLAN, STAHL'S INCORPORATED, SCALE 1"=40'-0", 9-20-72" BY PETER S. MEYERS, CONSULTING ENGINEER.
    - "AREA DRAWING, STAHL'S INCORPORATED, SCALE 1"=100", 9-21-72" BY PETER S. MEYERS, CONSULTING ENGINEER.
    - CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP TOWN OF DERBY, NEW HAVEN AVENUE FROM SENTINEL HILL ROAD WESTERLY TO CHAPEL ST. ROUTE 34, SCALE 1"=40', DATED JULY 6, 1950, MAP NUMBER 36-04, SHEET 2 OF 2.
    - CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP TOWN OF DERBY, NEW HAVEN AVENUE FROM CHAPEL ST. NORTHERLY TO JENNINGS STREET, ROUTE 34, SCALE 1"=40', DATED JULY 6, 1950, MAP NUMBER 36-03, SHEET 1 OF 3.
    - PROPERTY SURVEY, STAHL'S CORNER ASSOC., LLP, 155 NEW HAVEN AVENUE, DERBY, CONN., SCALE 1"=20', DATED 4-20-98, REV. 9-11-98, BY JOHN PAUL GARCIA AND ASSOC.
    - DERBY TAX PARCEL ID 6-4 42
  - PROPERTY SUBJECT TO DRAINAGE RIGHTS, UTILITY AND INGRESS AND EGRESS EASEMENTS AS STATED AND RECORDED IN THE FOLLOWING DEEDS: VOL 155 PG 336, VOL 157 PG 665, VOL 180 PG 7 AND VOL 184 PG 371.
  - ALL EXTERIOR LIGHTS SHALL CONFORM TO THE DERBY ZONING REQUIREMENTS.
  - EXISTING PAVEMENT SHALL BE RESTRIPPED ACCORDING TO THIS PLAN.
  - ORIGINAL FIELD SURVEY CONDUCTED ON 4-18-98 AND UPDATED ON 8-24-09 BY JPGA. THE UPDATE CONSISTED OF A VISUAL REVIEW OF THE SITE WITH RESPECT TO THE EXISTING CONDITIONS. THE PROPOSED IMPROVEMENTS AS SHOWN ON THIS PLAN HAVE NOT BEEN DONE. NO ADDITIONAL FIELD WORK WAS DONE ON 8-24-09.
  - AS-BUILT IMPROVEMENTS ARE SHOWN IN BOLD RED AND ARE BASED ON A FIELD SURVEY PERFORMED ON 11-19-09 BY JPGA.
  - TOTAL AREA OF PARCEL 1.83 ACRES.

**NOTE: NO REGRADING IS ANTICIPATED BY THE NEW BUILDING.**



**ZONING INFORMATION TABLE  
BUSINESS DISTRICT B-2**

ITEM	REQUIRED/ ALLOWED	EX BLDG	PROP BLDG	SITE TOTAL
LOT SIZE (SQ. FT./ ACRES)	6,000 0.138			79,540 1.826
LOT WIDTH (FEET)	60	336.8	336.8	336.8
FRONT YARD (FEET)	10	20.8	89.9'	
SIDE YARD (FEET)	8	182.6	20.1'	
REAR YARD (FEET)	30	N.A.	N.A.	N.A.
PARKING (SEE TABLE)	46	48	48	48
BUFFER AREA	25	?	?	?
LOT COVERAGE	50	19.5%	1.5%	21%
FLOOR AREA	25	23.6	1.5%	24.1
BUILDING HEIGHT	12	VARIES	24'	

NOTE: THE PROVIDED COLUMN INCLUDES THE NEW BUILDING

**PARKING TABLE**

PROPOSED USE	AREA (S.F.)	REQUIRED	SPACES REQ'D	SPACES PROVIDED
OFFICE	3,400	3 SPACES PER 1000 S.F. OF FLOOR AREA	11	11
RETAIL	1,400	10 SPACES PER 1000 S.F. OF FLOOR AREA	14	14
WAREHOUSING/STORAGE	13,480	1 SPACE PER 1000 S.F. OF FLOOR AREA	14	17
NEW STORAGE BLDG	1200 SF	1 SPACE PER 1000 S.F.	1	5

TOTAL PARKING SPACES REQUIRED: 50  
TOTAL PARKING SPACES PROVIDED: 70 PLUS

**NOTE: THIS PLAN IS FOR THE ADDITION OF A NEW BUILDING**

**REVISIONS**

- 2-14-14 ADD NEW RETAINING WALL.
- 3-10-14 ADD NEW BUILDING.
- 3-10-14 UPDATE PARKING.
- 4-20-15 REUSE TRAILING, SETBACK.
- 8-10-15 SHOW LINES.
- 12-29-17 ADD NEW STORAGE BLDG.

**SITE AS-BUILT  
FOR  
RIVERSIDE PROPERTIES LLC  
155 NEW HAVEN AVENUE  
DERBY, CONNECTICUT**

PREPARED BY:  
JOHN PAUL GARCIA & ASSOC. P.C.  
ENGINEERS AND SURVEYORS  
150 FARMWOOD ROAD  
BETHANY, CONNECTICUT 06525  
PHONE: (203) 393-3306  
FAX: (203) 393-3941

DR. BY: I.E.  
CHKD. BY: J.P.G.  
SCALE: 1"=20'  
DATE: 11/20/09  
JOB NO: 1473-A

DRAWING NO.  
**AB-1**

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOHN PAUL GARCIA, CONNECTICUT FIELD NO. 14400  
(THIS MAP IS NOT VALID WITHOUT A DATE SIGN AND SIGNATURE)

