

Prime Commercial Space

250 Sargent Drive
New Haven, Connecticut



Available: 18,000 SF

- Food Terminal Plaza
- Long Wharf Drive
- Loading docks
- Spaces can be used for many commercial uses including food storage prep, warehouse, retail and more
- I-95 exit 46
- Can be subdivided
- Units are 14,400 SF and 3,600 SF

DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Avg. Household Income</u>	<u>Median Age</u>
1 mile	14,259	\$65,606	30.7
3 miles	158,573	\$67,060	33.0
5 miles	258,840	\$77,282	35.9

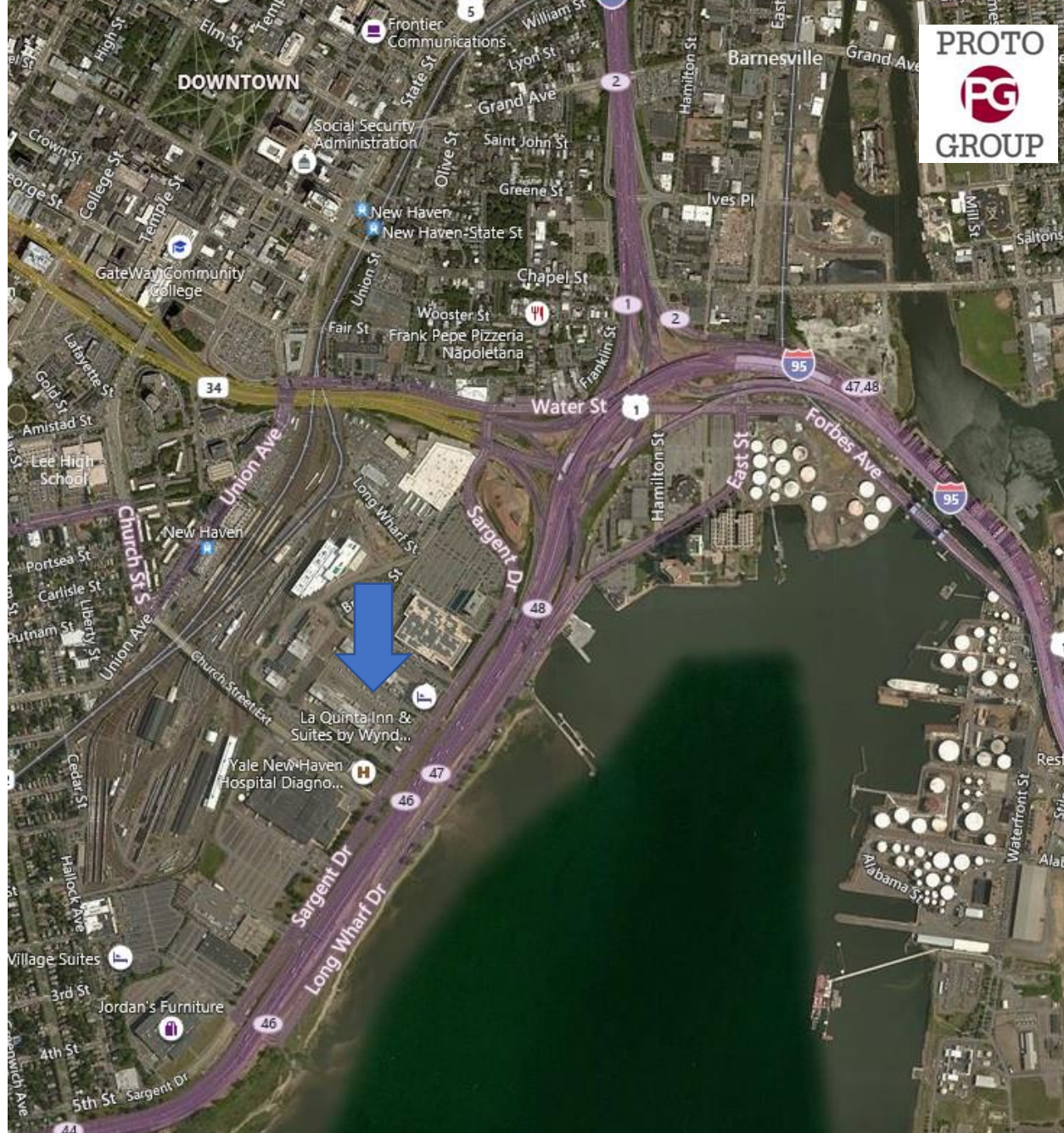


PROTO  GROUP

114A Washington Avenue
North Haven, CT 06473
Phone: 203.234.6371 – Fax: 203.234.6372

CONTACT: Lou Proto
proto@theprotogroup.com

11.15.2022

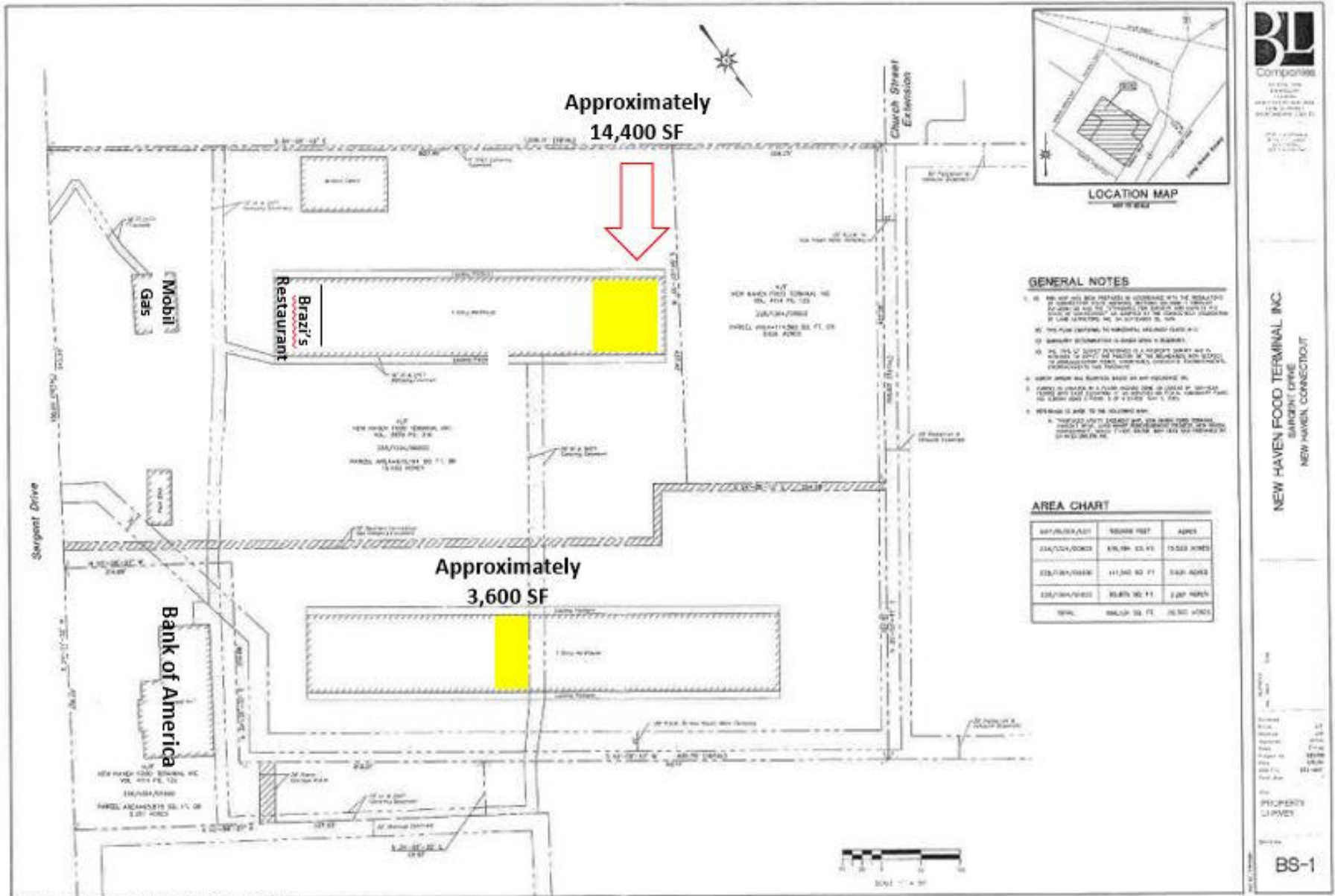


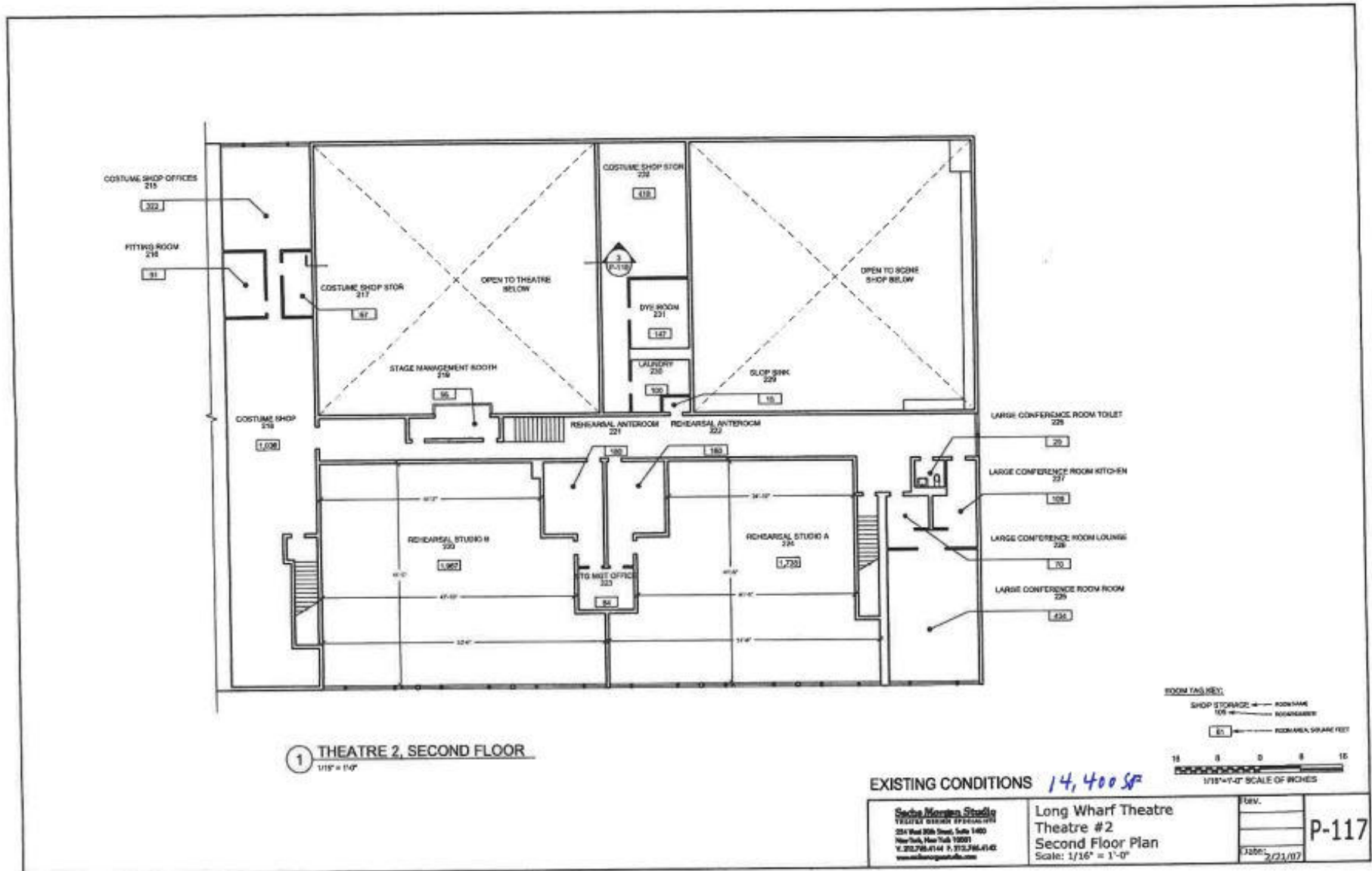


114A Washington Avenue – North Haven, CT 06473 – Tel 203.234.6371 – Fax 203-234.6372



PROTO GROUP





250 Sargent Drive, New Haven, CT 06511Status: **Active**List Price: **\$12.00****Lease Price Desc.: For An Undefined Time Period**County: **New Haven**MLS#: **170536375**Last Update: **11/15/2022**Orig. List Price: **\$12.00**Days On Market: **0****Commercial For Lease**Sub Property Type(s): **Industrial**Recent: **11/15/2022 : NEW**[Walkscore: Get More Info](#)**Description of the Property Containing the Space For Lease**

Location:	Highway Access, Industrial Park	Fronts On:	Paved Road
Acres:	15.52	In Flood Zone:	
Zoning:	BA/BE	Elevation Certificate:	
Year Built:	1964	Conforming Use:	
	Number of Units: 8	Number of Tenants:	

Description of the Space For Lease

Present Use:	Vacant	Potential Use:	
Stories:	2	Ceiling Height: 16.00	Restrooms: 1
Business Included:	No	Overhead Doors:	Loading Docks: 1
		ADA Compliant:	No

Features

Lot Description:			
Construction:	Masonry, Steel	Flooring:	Concrete
Foundation:	Masonry		
Roof:	Flat, Membrane		
Handicap Features:			
Commercial Features:			
Exterior Feat:	Loading Dock/Grade, Roof Sign		
Avail. Documents:	Brochure, Demographic Data		

Utility Information

Available Utilities:	Electric, Gas	Electrical Amperage: 400	Electrical Phases: 3	# of Electrical Services:
Electrical Voltage: 240		Hot Air, Fueled By: Natural Gas		
Heat Type:	Wall Unit			
Cooling:				
Water & Sewer Service:	Public Water Connected, Sewage System: Public Sewer Connected			

Parking Information

Covered Spaces:	Uncovered Spaces:	Total Spaces:
Parking Spaces Per 1000 Sq. Ft.	Parking Description: None	

Square Foot Information

Total Square Feet: 1,800	Square Foot Source: Public Records	Space is Subdividable: Yes
Industrial Square Feet:	Office Square Feet:	Residential Square Feet:
Retail Square Feet:	Warehouse Square Feet:	Additional Space Available:

Lease Information

Monthly Lease Amount:	Buildout Allowance Available:
Landlord Options:	
Landlord Requirements: Security Deposit, Lease Required	
Lease Duration: Five Years	Security Deposit: TBD
Security Deposit Info: TBD	
Tenant Responsibility: All Utilities, Insurance, Janitorial Service	
Landlord Responsibility: Capital Improvements, Common Area Maintenance, Exterior Maintenance, Property Management, Roof Maintenance, Snow Removal, Structural Maintenance, Trash Service	

Public Remarks

Two available spaces: 1 - 3,600 SF which has small office and warehouse space, lease rate is \$12.00 PSF plus utilities. 2 - The potential 14,400 SF retail space is a portion of the Long Wharf Theatre which is comprised of two open studios, offices, rehearsal rooms, etc. Unit can be subdivided and used for retail or other commercial uses. This unit is \$20.00 PSF NNN unless the unit is converted to a warehouse.

Marketing History

Current List Price: \$12.00	Last Updated: 11/15/22	DOM: 0
Previous List Price: \$12.00	Entered in MLS: 11/15/22	CDOM: 14
Original List Price: \$12.00	Listing Date: 11/15/22	Expiration Date:

Showing & Contact Information

Showing Inst: Call listing broker	Date Available: Immediate	Bank Owned:
Lockbox: None/		

Owner: **Withheld**
Directions: **I-95 to exit 46 next to Long Wharf Theatre**

Owners Phone:

Occupied By:

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease**

Service Type: **Full Service**

Sign: **Yes**

Buyer's Agent Comp.: **\$1**

Compensation Notes: **Call broker for brokerage fees**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, immoviewer**

The List Agent has **not authorized listing distribution to any SmartMLS authorized location.**

*** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ***

Listing Agent/Broker Information

List Agent: **Louis Proto (protolo)** Lic.#: **REB.0754233**

Website:

Phone: **(203) 234-6371**

Email: **proto@theprotogroup.com**

List Office: **Proto Group LLC The (PROT30)**

Website:

Phone: **(203) 234-6371**

Information contained in this Smart MLS listing has been compiled from various sources, all of which may not be completely accurate. Smart MLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser. Report Generated on 11/15/2022 10:30:53 AM, Copyright 2022 Smart MLS, Inc. All rights reserved.