

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



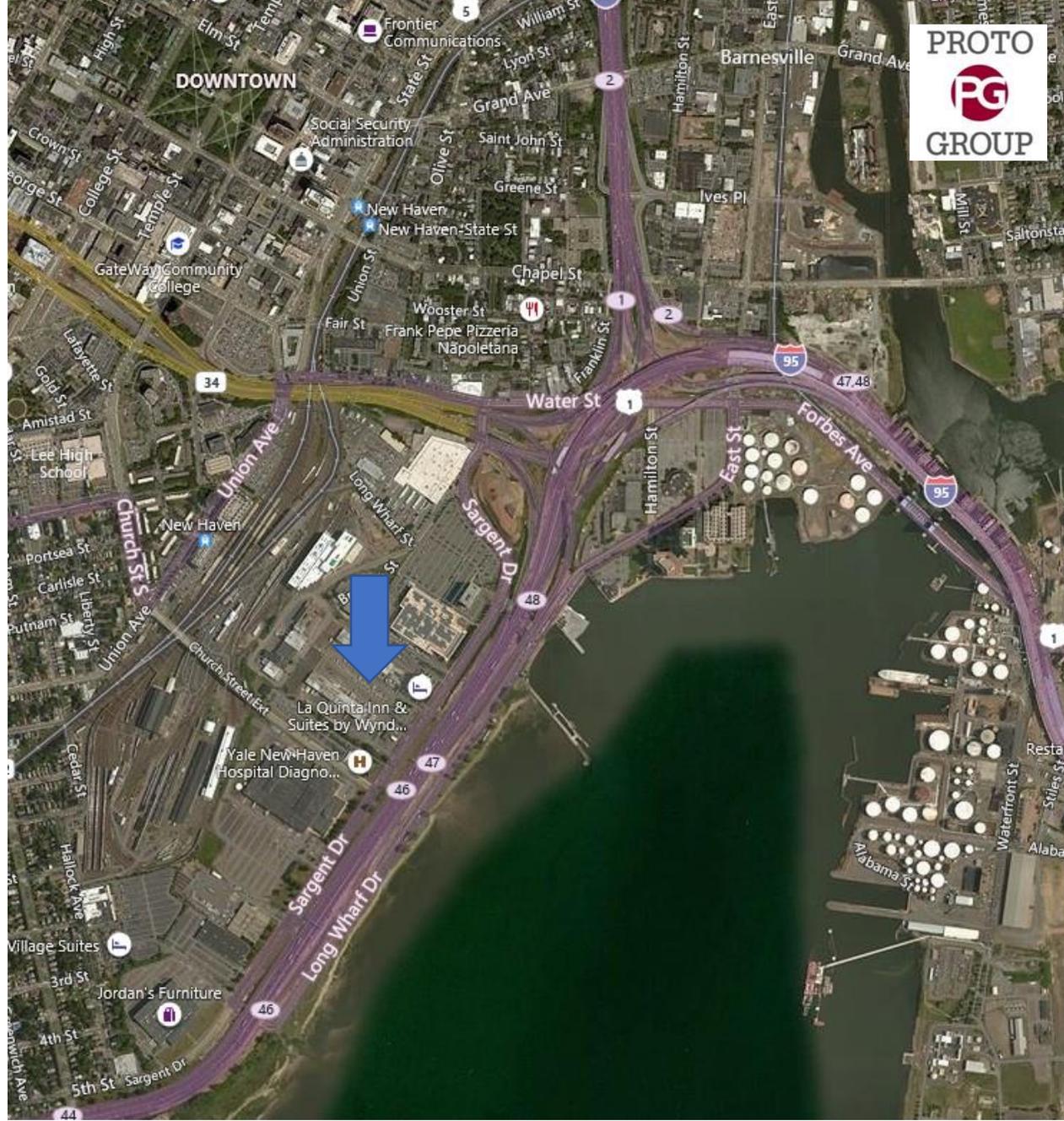
PROTO GROUP

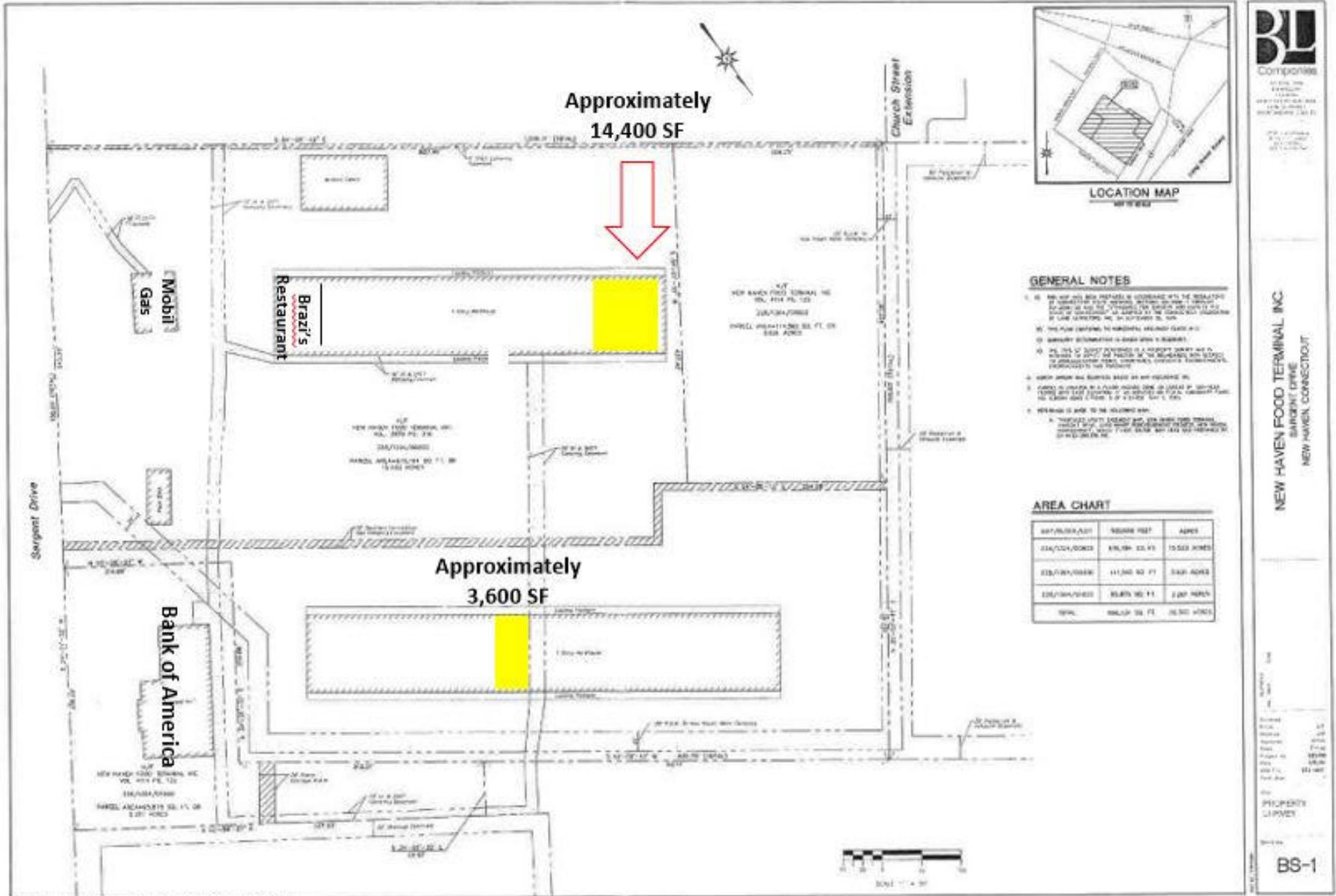
114A Washington Avenue
North Haven, CT 06473
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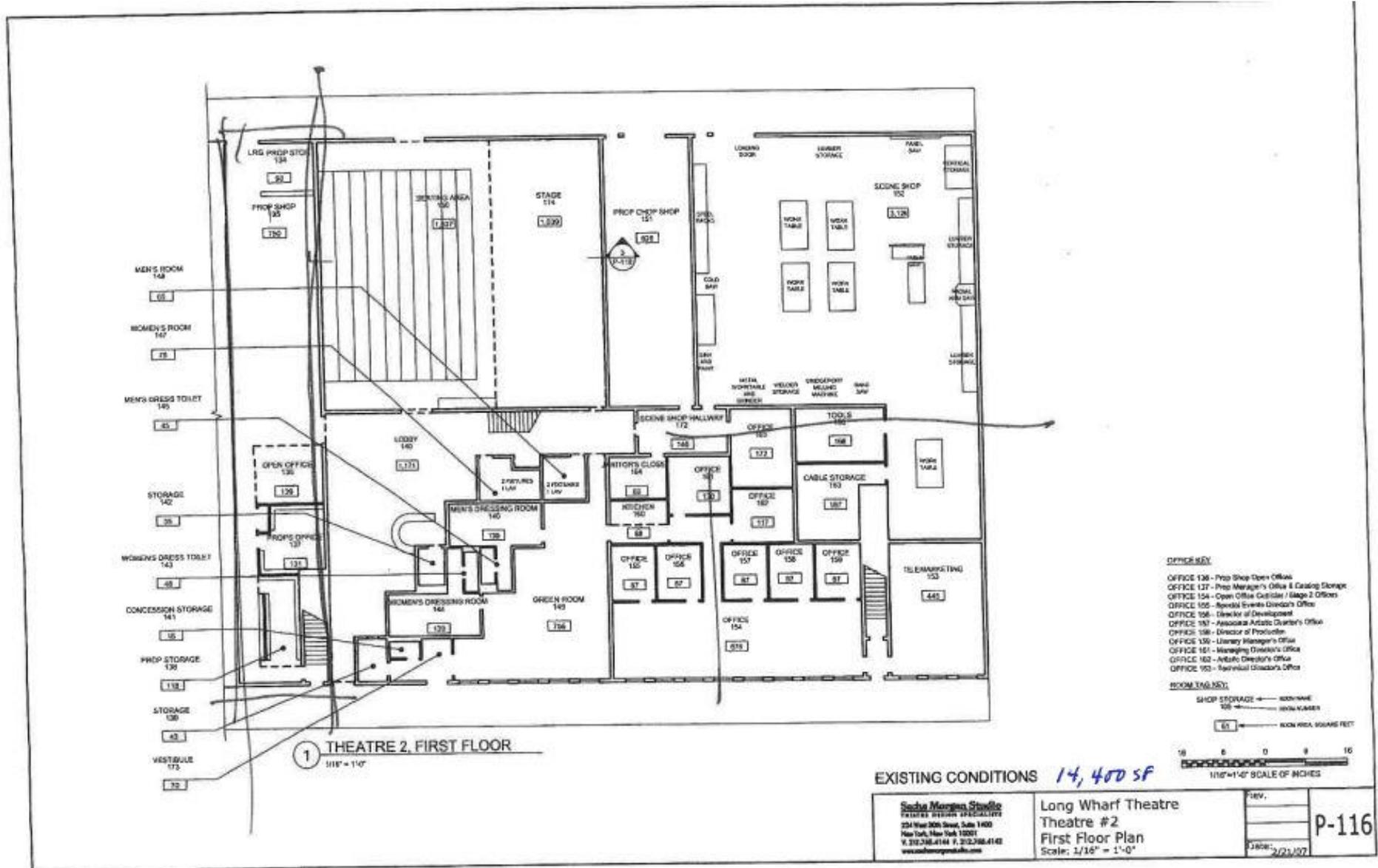
CONTACT: Lou Proto
proto@theprotogroup.com

11.15.2022

The information contained in this listing has been assembled from various sources of varying degrees of reliability. Any information that is critical to a buying or leasing decision should be independently verified.







250 Sargent Drive, New Haven, CT 06511

Status: **Active**

List Price: **\$12.00**

Lease Price Desc.: For An Undefined

Time Period

County: **New Haven**

MLS#: **170536375**

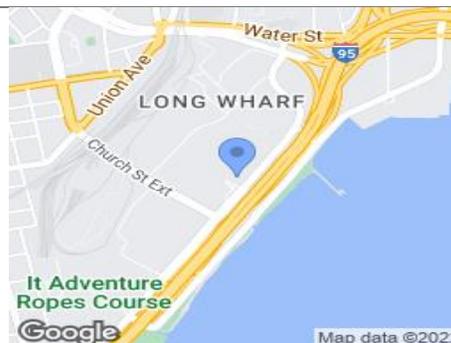
Commercial For Lease

Sub Property Type(s): **Industrial**

Last Update: **11/15/2022**

Orig. List Price: **\$12.00**

Days On Market: **0**



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:	Elevation Certificate:	
Zoning:	BA/BE	Conforming Use:	
Year Built:	1964 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	Overhead Doors:	Loading Docks: 1
Business Included:	No	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				
Heat Type:	Hot Air, Fueled By: Natural Gas			
Cooling:	Wall Unit			
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**

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

Website:

Email: proto@theprotogroup.com

List Office: [Proto Group LLC The \(PROT30\)](#)

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

Website:

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