

Warehouse/Storage

315 Peck Street
New Haven, Connecticut

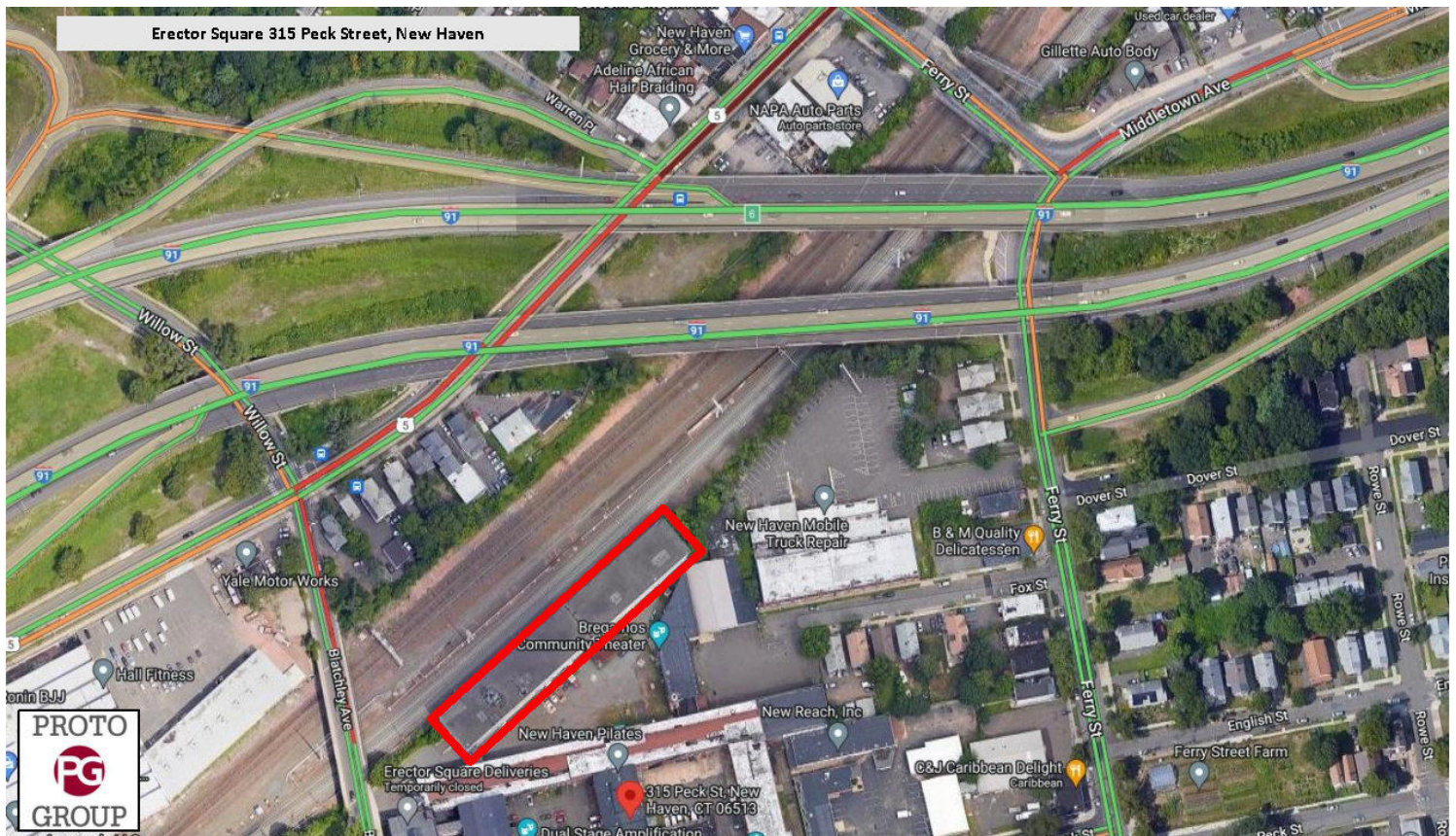


Available: 50,000 SF
on two floors

- Erector Square Complex
- Building 11, Floors 2 & 3
- 14' ceiling
- Heavy power
- Unheated Space
- Loading dock – freight elevator between floors

DEMOGRAPHICS

Radius	Population	Avg. Household Income	Median Age
1 mile	26,124	\$75,200	31.9
3 miles	149,710	\$76,330	33.0
5 miles	272,140	\$88,309	36.0



PROTO PG GROUP

114A Washington Avenue
North Haven, CT 06473

Phone: 203.234.6371 – Fax: 203.234.6372

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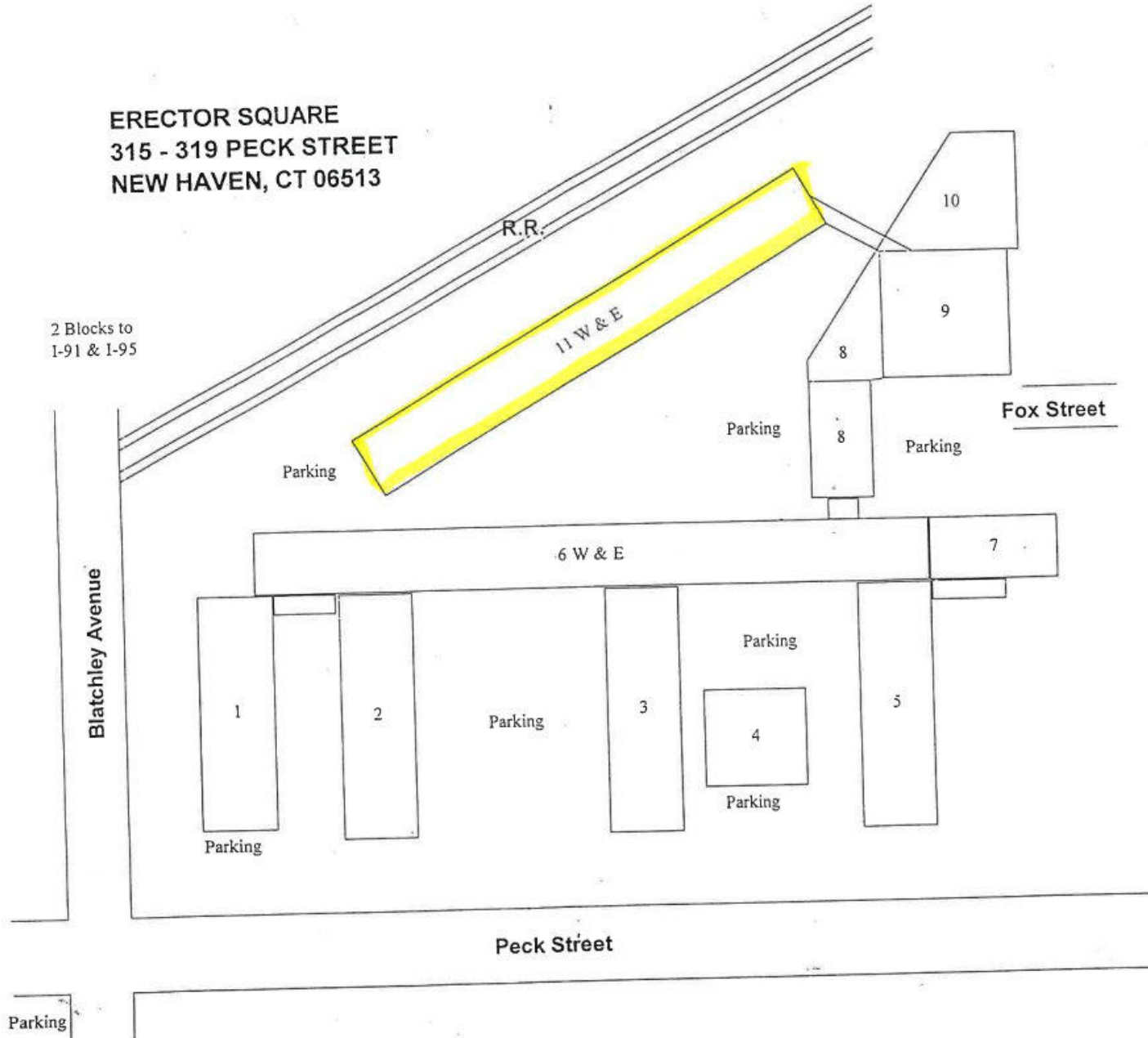
1.25.2023

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.

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315 Peck Street, New Haven, CT 06513

Status: **Active**

List Price: **\$5.00**

Lease Price Desc.: For An Undefined Time Period

County: **New Haven**

MLS#: **170546814**

Last Update: **01/25/2023**

Orig. List Price: **\$5.00**

Days On Market: **0**

Commercial For Lease

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



Recent: **01/25/2023 : NEW**

[Walkscore: Get More Info](#)

Description of the Property Containing the Space For Lease

Location:	Urban	In Flood Zone:		Fronts On:	Municipal Street
Acres:				Elevation Certificate:	
Zoning:	IL			Conforming Use:	
Year Built:	1956	Number of Units:	2	Number of Tenants:	

Description of the Space For Lease

Present Use:	Vacant	Potential Use:	
Stories:	3	Ceiling Height:	14.00
		Restrooms:	2
		Overhead Doors:	
		ADA Compliant:	
		Loading Docks:	2

Features

Lot Description:	Zero Lot Line
Construction:	Masonry
Foundation:	Concrete, Masonry
Roof:	Flat
Handicap Features:	
Commercial Features:	Elevator, Loading - Dock Height
Exterior Feat:	Loading Dock/Grade
Avail. Documents:	Demographic Data, Environmental Site Assess.
Flooring:	Concrete

Utility Information

Available Utilities:	Electric	Electrical Amperage:	400	Electrical Phases:	3	# of Electrical Services:	2
Electrical Voltage:	240	Heat Type:	Other, Fueled By: Other				
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:	Paved, Unassigned Parking		

Square Foot Information

Total Square Feet:	50,000	Square Foot Source:	Public Records	Space is Subdividable:	
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:	Possible Ability to Sublet		
Landlord Requirements:	Credit Check, Security Deposit, Lease Required		
Lease Duration:	Flexible Lease Terms	Security Deposit:	Two months
Security Deposit Info:	Two months		
Tenant Responsibility:	All Utilities		
Landlord Responsibility:	Common Area Maintenance, Exterior Maintenance, Parking, Property Management, Real Estate Taxes, Roof Maintenance, Snow Removal, Structural Maintenance		

Public Remarks

50,000 SF of warehouse on two floors of Erector Square Complex. New roof. 14' ceilings, loading dock, freight elevator between floors. Good, clean space, unheated.

Marketing History

Current List Price:	\$5.00	Last Updated:	01/25/23	DOM:	0
Previous List Price:	\$5.00	Entered in MLS:	01/25/23	CDOM:	0
Original List Price:	\$5.00	Listing Date:	01/25/23	Expiration Date:	

Showing & Contact Information

Showing Inst:	Call listing broker	Date Available:	ASAP	Bank Owned:	
Lockbox:	None/	Owners Phone:		Occupied By:	Vacant
Owner:	Withheld				
Directions:	Peck Street between Blatchley Ave & Ferry Street				

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **No**
Buyer's Agent Comp.: **\$1**
Compensation Notes: **Call listing 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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