

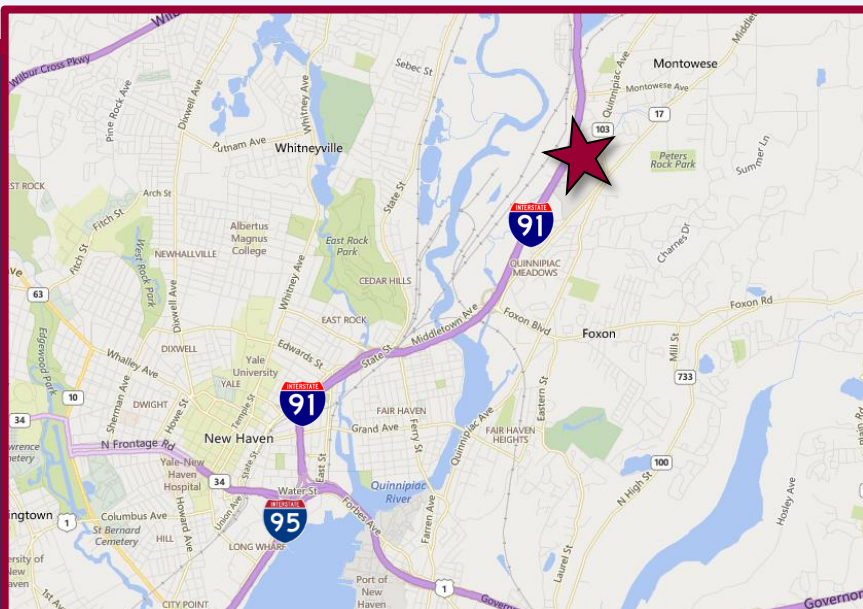
**LEASE RATE:
\$4.75/SF NNN**

5,900± SF AVAILABLE FOR LEASE LIGHT INDUSTRIAL / WAREHOUSE / DISTRIBUTION

78-98 Rebesch Drive, North Haven, CT 06473



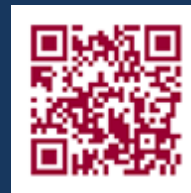
O,R&L Commercial is pleased to offer 5,900± SF of light industrial / warehouse / distribution / flex space available for Lease. The space offers 2 drive-in overhead doors, 22' clear ceiling heights and 900± SF of office. The property is located between Exits 8 and 9 off I-91, minutes to the I-95 interchange in New Haven. Call Rich Guralnick for more information 203-623-0922.



AVAILABLE

5,900± SF For Lease

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with us:



For more information contact:

Rich Guralnick, CCIM
203-623-0922 (cell)
203-643-1002 (office)
rguralnick@orlcommercial.com

2 Summit Place
Branford, CT 06405
Tel: (203) 488-1555
Fax: (203) 315-4046

**O,R
&L
COMMERCIAL**

www.orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

78-98 Rebesch Dr, North Haven

LIGHT INDUSTRIAL / WAREHOUSE / DISTRIBUTION / FLEX SPACE AVAILABLE FOR LEASE

78-98 Rebesch Drive, North Haven, CT 06473

BUILDING INFORMATION:

GROSS BLDG AREA: 52,803± SF
AVAILABLE SQ FT: 5,900± SF
MAX CONTIGUOUS SF: 5,900± SF
WILL SUBDIVIDE TO: 5,900± SF
OFFICE AREA: 15%
WAREHOUSE AREA: 85%
NUMBER OF FLOORS: 1
CLEAR HEIGHT: 22'
DOCKS: 0
DRIVE-IN DOORS: 2
CONSTRUCTION: Steel
ROOF TYPE: T&G Rubber
YEAR BUILT: 1989

SITE:

SITE AREA: 10.92± acres
ZONING: IL30
PARKING: 2/1,000 / Open
SIGNAGE: Building
FRONTAGE: 350'
VISIBILITY: Excellent
HWY ACCESS: I-91

UTILITIES:

SEWER: Public Connected
WATER: Public Connected
GAS: Public Connected

MECHANICAL EQUIPMENT:

AIR CONDITIONING: CAIR in Office
TYPE OF HEAT: Gas, Warm Air
ELECTRIC SERVICE: 200-400amp / 208v
SPRINKLERED: Yes, Wet

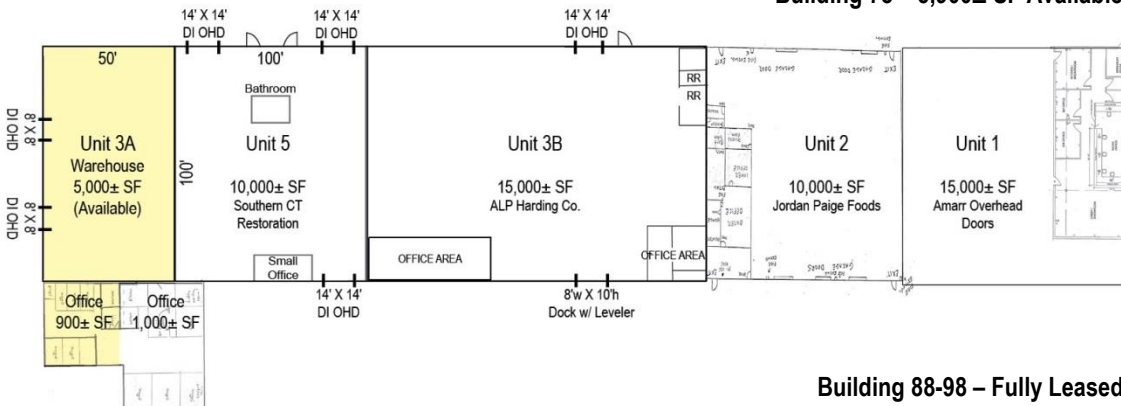
EXPENSES:

RE TAXES: (X) Tenant () Landlord
UTILITIES: (X) Tenant () Landlord
INSURANCE: (X) Tenant () Landlord
MAINTENANCE: (X) Tenant () Landlord
JANITORIAL: (X) Tenant () Landlord

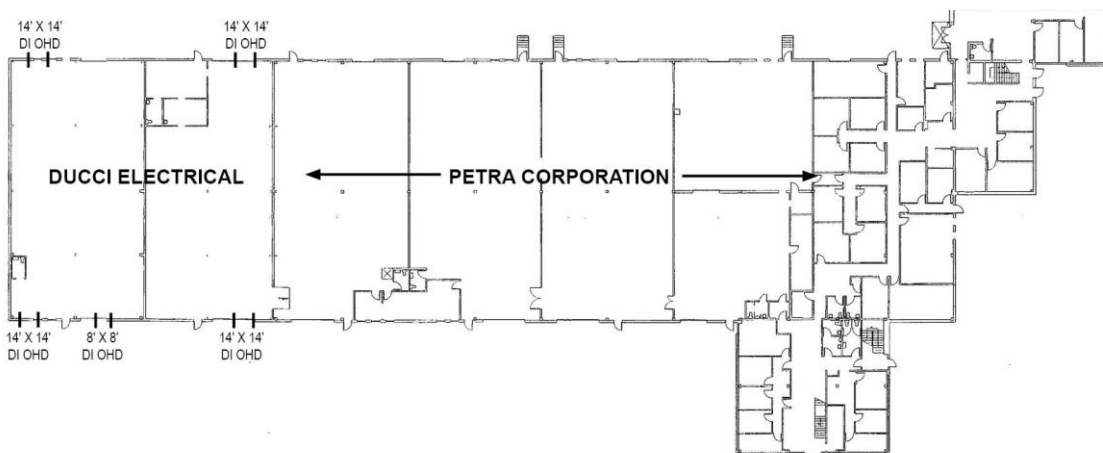
COMMENTS: 5,900± SF of Light Industrial/Warehouse/Distribution/Flex space available for Lease. 2 Drive-in overhead doors and 22' ceiling heights. Easy access to I-91 & close to I-95 merge.

DIRECTIONS: I-91 to Exit 9 (Montowese Ave), right to light, right onto Route 103 (Quinnipiac Ave) to McDermott Road to Rebesch Drive. Property is at the end of the road.

Building 78 – 5,900± SF Available



Building 88-98 – Fully Leased



LEASE RATE

\$4.75/SF NNN

Property Highlights

- 5,900± SF available for Lease
- Building 78
 - Suite 3A – 5,900± SF
- 22' Clear ceiling heights
- 2 drive-in overhead doors
- Open parking
- Zoning: IL30
- Easy access to I-91 & I-95

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