

27-45 Dodge Avenue, North Haven, CT 06473

Industrial Property with Multiple Docks, Drive-ins & Potential for Rail Spur Loading for Sale at \$1,900,000.00



Industrial Property on Inactive Rail Spur with Multiple Docks and Drive-ins for Sale. Minutes to major thoroughfares on 2.67 acres on Dodge Avenue in North Haven, CT, the property is in a Light Industrial (IL-80) Zone with a fenced gated secure parking lot. There are two buildings on the property:

- One 28,700 SF concrete/cinder block building built in 1970 with a 12'-16.5' ceiling height, a decommissioned Kohler 250 Generator, three loading docks (One 8' H x 5' W & Two 8' H x 8' W) and five drive-in doors (Two 12' H x 12' W, Two 10' H x 10' W, and One 14' H x 12' W). Drive-thru capability with potential for rail spur loading.
- One 10,000 SF concrete/cinder block building built in 1981 with a 17.5' ceiling height, two 12' H x 12' W loading docks and one 12' H x 10' W drive-in door.

The property is two miles from the Wilbur Cross Parkway, Route 15, Exit 64, and less than two miles to I-91. It is conveniently located off Defco Park Road which intersects with Route 5 and is within walking distance to a bus stop.

The Site

Total Building Size:	28,700 SF & 10,000 SF
Land:	2.67 Acres
Zoning:	IL-80
Real Estate Taxes:	\$28,520.04 (2019)
Year Built:	1970 & 1981
Construction:	Concrete/Cinder Block
Stories:	One

Features

Parking:	Abundant with Secure Gated Lot
Loading:	3 Loading Docks, 5 Drive-in Doors
Ceiling Height:	12' - 16.5'
Amenities:	LED Lighting, Halon System, Kitchen, Restrooms, Fenced Gated Secure Parking Lot, Decommissioned Generator

The Location

Highway:	Easy access to Route 15 (Wilbur Cross Parkway), Exit 64, and I-91
Shopping:	Walking distance to restaurants and shops
Public Transportation:	Walk to Bus stop

Utilities

Water/Sewer:	City/Septic
A/C:	Partial Central Air-Conditioning
Heating:	Gas
Power:	400-600 Amps 277/480 Volts

Contact

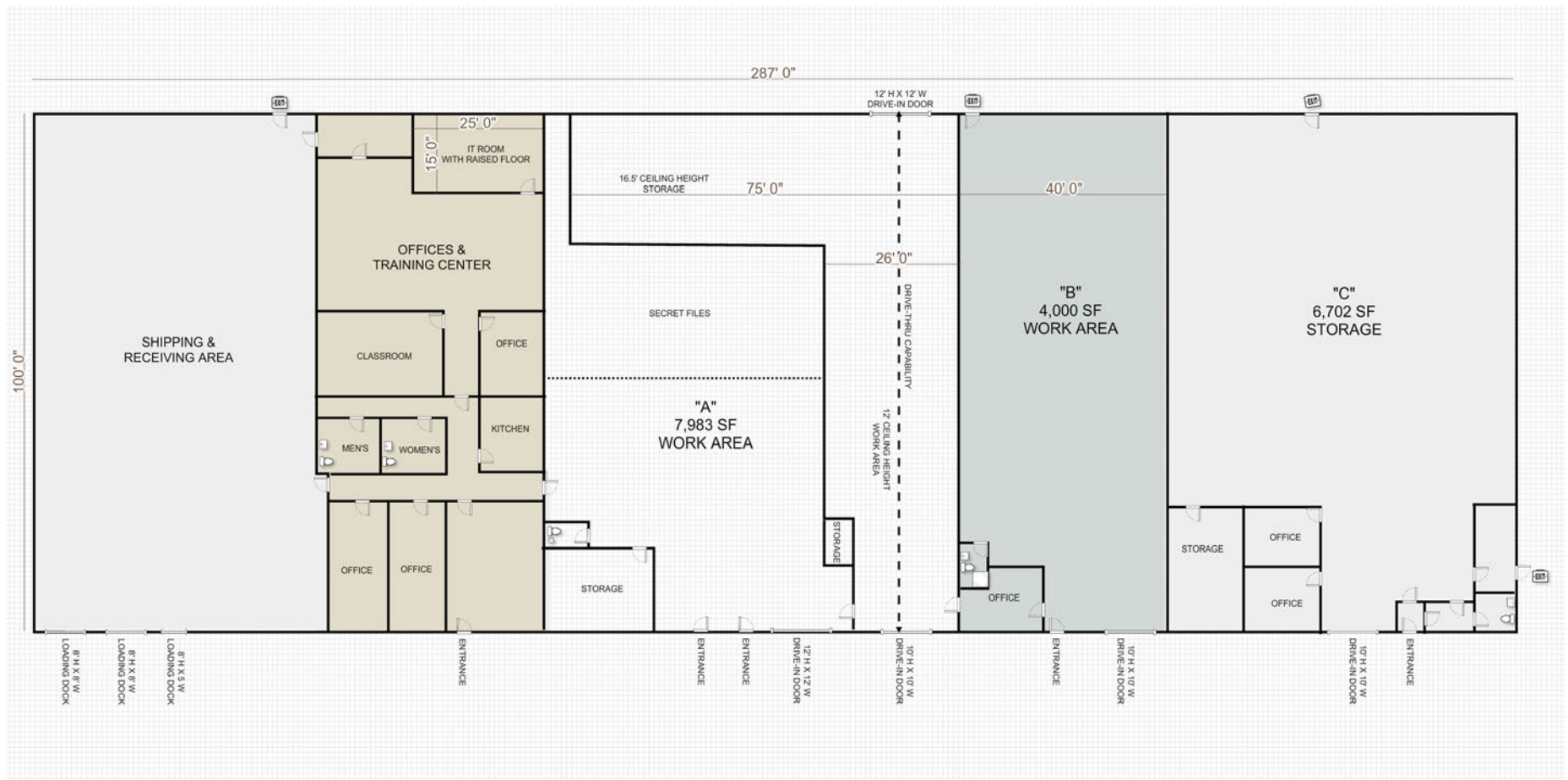
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For Sale

Floor Plan - 28,700 SF Building - NOT TO SCALE

27-45 Dodge Avenue
North Haven, Connecticut 06473



Broker: Jon Angel
President
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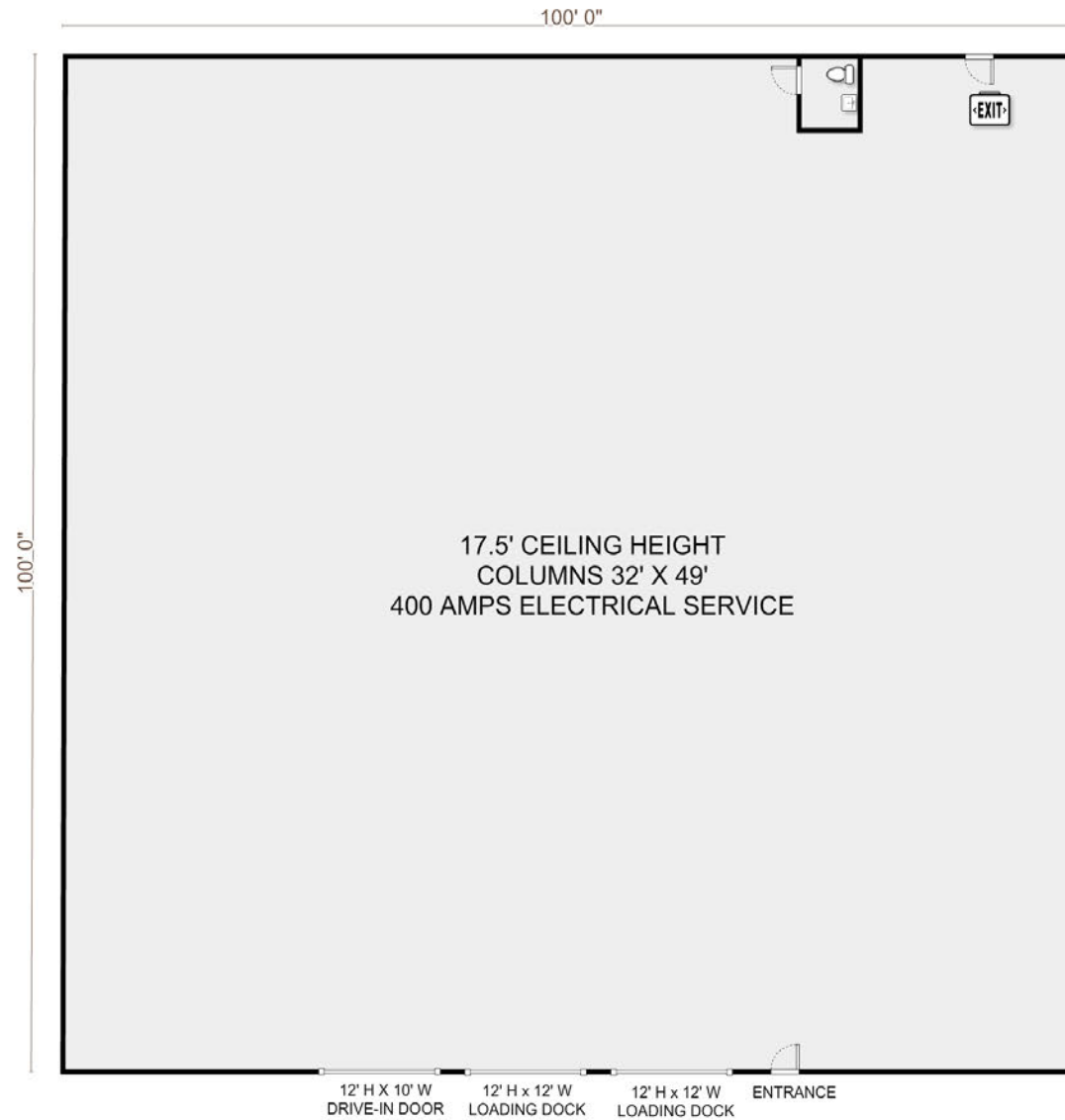
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For Sale

Floor Plan - 10,000 SF Building - NOT TO SCALE

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