



Colonial Properties, Inc.

*Industrial
Investment*

Commercial Real Estate Brokerage

Serving New Haven County for 25 Years

FOR SALE/LEASE- 40,000 sf Manufacturing Facility
Former USDA Frozen Food Processing & Distribution Bldg.



135 Front Avenue, West Haven, CT

- Close to I-95
- Former USDA Approved Plant
- Large Freezer/Refrigeration Area
- Includes Spiral Freezers
- Heavy Power
- Up to 4 Acres Available

This 40,000 SF +/- facility sits on 2.38 acres and includes 8 loading docks, holding freezers/refrigeration and 4,000 sf of office space. Adjacent 6,000 sf building on 1.69 acres also available for \$250,000. Ideal for any type of manufacturing/distribution use, including food processing. Located in an IPD zone, ½ mile from I-95.

Offered For Sale at \$1,595,000 or For Lease at \$4.95/sf NNN

For more information call: (203) 795-8060

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