

# Report



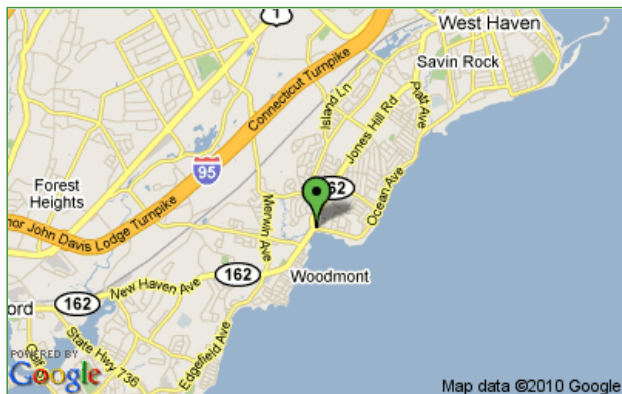
## Property Details

Site/Building Name	Baybrook Shopping Center
Street Address	4 Ocean Avenue
City	West Haven
County	New Haven
Zipcode	06516
Type of space	Retail, Special: Medical
Min SubDivide	2,900 sqft
Available	6,500 sqft
Last Updated	3/15/2010

## Contact Information

Company	Arnold Peck's Commercial World
Contact Name	Mark J. Glassman, GRI
Address	500 Boston Post Rd.
City	Milford
State	CONNECTICUT
Phone	(203) 701-0881
Fax	(203) 701-0863
Email	<a href="mailto:mglassma@connix.com">mglassma@connix.com</a>

Company Logo



## Availability

For Lease	Yes
Lease Rate	\$9
Lease Terms	3 to 5 yrs.

## Assets

100% Air Conditioned	Yes
Call Center	Yes
Highest Ceiling Height	12 ft

## Building Details

Total SQFT	19,000
Contiguous SQFT	6,500
Office SQFT	6,500
Number Floors	1
Year Built	1965
Date Renovated	2006
Parking Ratio	150
Number Of Docks	0
Air Conditioning Office Only	Yes

## Site Details

Zoning	NB
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## Transportation Access

Nearest Airport	Tweed
Distance to Nearest Airport	10
Interstate Name	I-95
Distance to Interstate	1
Distance to Commuter Rail	3

## Utilities

Electric	Yes
Sewer	Yes
Sewer Type	Sewer
Networked	Yes
Water	Yes
Water Type	Public
Fuel Type	Gas
Gas	Yes

## Notes

High traffic shopping center by the Oyster River w/views of Long Island Sound, West Haven Milford Town Line at intersection of Ocean Ave. and New Haven Ave. Former Childs Gym and Veterinary Clinic. Good for any type retail, Office or Medical space 2,900 3,600 or 6,500