

# Report



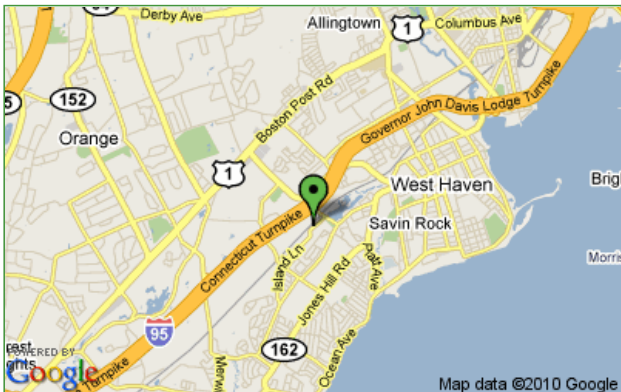
## Property Details

Site/Building Name	550 Island Lane
Street Address	550 Island Lane
City	West Haven
County	New Haven
Zipcode	06516
Type of space	Industrial: Flex, Industrial: Whse/Dist
Min SubDivide	1,000 sqft
Available	11,000 sqft
Last Updated	10/27/2009

## 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
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Email	<a href="mailto:mglassma@connix.com">mglassma@connix.com</a>

Company Logo



## Availability

For Sale	Yes
Sale Price	\$95

## Assets

Highest Ceiling Height	24 ft
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## Building Details

Total SQFT	11,000
Contiguous SQFT	11,000
Manufacturing SQFT	11,000
Number Floors	1
Year Built	2009
Parking Ratio	84
Sprinkler	Yes
Sprinkler Type	Dry

## Site Details

Frontage	846
Zoning	LM

## Transportation Access

Nearest Airport	5
Distance to Nearest Airport	5
Interstate Name	I-95
Distance to Interstate	0.3
Distance to Commuter Rail	5

## Utilities

Electric	Yes
Electric Amps	200 amp 3 phaseAmps
Sewer	Yes
Sewer Type	Sewer
Networked	Yes
Water	Yes
Water Type	Public
Fuel Type	Gas
Gas	Yes

## Notes

New Commercial Condo's 1,000 sq ft. units 20' X 50' bays 24' ceilings can combine as many units as needed. Starting at \$95 per sq. ft. 200 amp 3 phase power fully sprinklered 12' X 14' overhead door, roughed in bathrm, gas heat, roughed in for tele. & cable. Easy access to I-95 exit 41