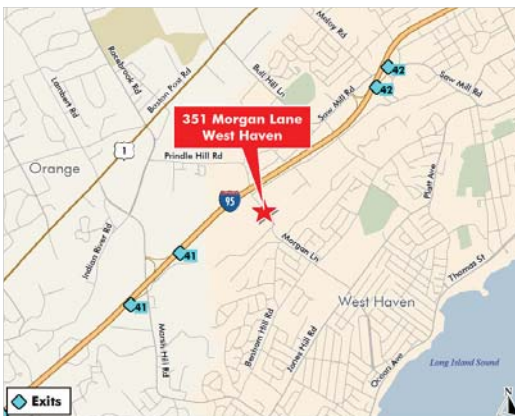


AVAILABLE
FOR SALE OR LEASE
213,000 SF

351 MORGAN LANE

WEST HAVEN, CONNECTICUT



BUILDING SPECIFICATIONS:

BUILDING SIZE:	213,000 SF	PARKING:	325 spaces
AVAILABLE:	213,000 SF	A/C:	Office only
OFFICE SPACE:	10,000 SF	ZONING:	LM
YEAR BUILT:	1962	WATER & SEWER:	City of West Haven
CEILING HEIGHT:	16'-20'	GAS:	Southern Connecticut Natural Gas
LOADING DOCKS:	8	ELECTRIC:	United Illuminating
DRIVE-IN DOORS:	1	POWER:	6,000 amp
CONSTRUCTION:	Brick/block	LEASE RATE:	\$5.50 NNN
COLUMN SPACING:	30' x 40'	LOCATION:	Located off of I-95, Exits 41 or 42
ACRES:	10.07	COMMENTS:	Under going complete renovation: New interior lighting, painting, newly paved parking lot and new facade
SPRINKLERS:	Wet		
FLOORS:	Concrete		

FOR MORE
INFORMATION
PLEASE
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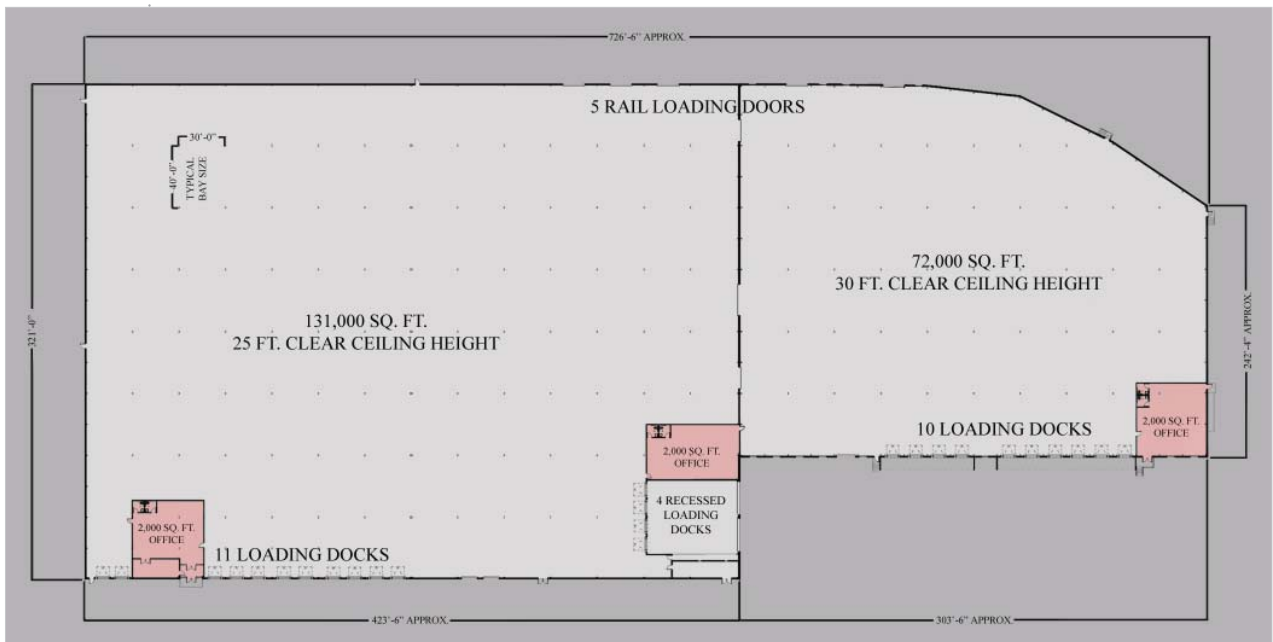
matthew.ohare@cbre-ne.com

CBRE
CB RICHARD ELLIS



**351
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