

# Industrial Building for Lease

52 Richard Street, West Haven, CT

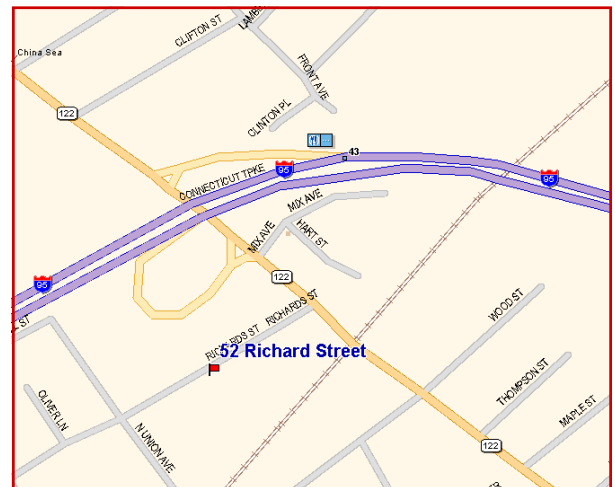
**H. Pearce Commercial Real Estate** is pleased to offer this 16,500 SF industrial space with 30 foot high bay space , loading dock and drive-in overhead door.



**16,500 Square Feet Available for Lease**

## Building Specifications

- Building Size:** 75,000 SF on 3 acres
- Available SF:** 16,500 SF
- Type:** Industrial
- Occupancy:** Immediate
- Features:**
- High bay manufacturing / warehouse
  - 30 foot ceiling height
  - Loading dock
  - 20' x 12' drive-in overhead door
  - 3 offices (1,000 SF)
  - 1/4 mile from I-95
- Utilities:** Gas - warm air  
Public water and sewer  
400 Amp, 240 Volt, 3 Phase
- Zoning:** M-2
- Lease Price:** **\$3.50 / SF Plus Utilities**



**Directions:** I-95, Exit 43, south on First Avenue to Richard Street

*For additional information contact:*

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Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

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