

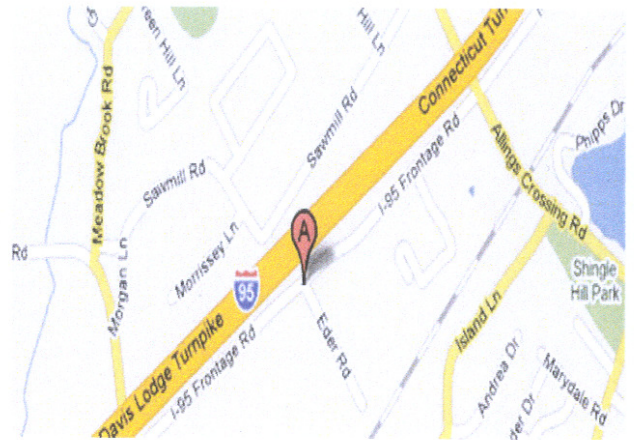
# GEORGE J. SMITH & SON

Commercial and Investment Real Estate • Since 1886

## Excellent Industrial Building FOR LEASE - \$5.25/sf NNN 400 Frontage Road, W. Haven, CT



### 400 Frontage Road West Haven, CT



#### BUILDING SIZE AVAILABLE SF

62,000 sf  
Two spaces - 26,000SF with 14' ceilings, and 20,000/SF with 18' ceilings

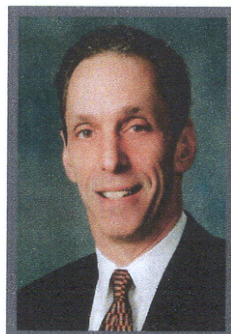
#### LAND TAXES OVERH. DOORS UTILITIES

2.80 Acres  
approx. \$.81/sf (real estate & sewer)  
1 interior truck dock, 2 exterior loading docks  
400 amp, 3 phase, gas-fired ware air, A/C.



# GJS

George J. Smith



Carl G. Russell  
CCIM, SIOR, GRI

#### Exclusive Agent

**Carl G. Russell**

Executive Vice President

George J. Smith & Son

247 Broad Street, Milford, CT 06460

203-783-9999

[crussell@georgejsmith.com](mailto:crussell@georgejsmith.com)

## Call the experts ... 203-783-9999

No representation at all is made to the reliability, accuracy, or completeness of the information furnished. No representation as to the environmental condition and/or the presence of hazardous waste on the property is made by either seller or broker. Buyer should retain independent professional advisors for verification of all data and conditions.

247 Broad Street, Milford, CT 06460 [www.georgejsmith.com](http://www.georgejsmith.com)