

600 Derby Avenue



[600 Derby Avenue](#)
West Haven, CT 06516

[Detailed Demographics for West Haven](#)

Office
Industrial: Heavy Mfg
Industrial
Industrial: Light Mfg

4.00 to 120.00 Acres

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Availability	
For Lease	Yes
For Sale	Yes
Assets	
Quick Tracts	Yes
Site Details	
Total Acres	120.00
Zoning	IPD
Permits	1
Utilities	
Electric	Yes
Sewer	Yes
Sewer Type	Sewer
Fiber Optics	Yes
Networked	Yes
Water	Yes
Water Type	Public
Gas	Yes
Additional Information	
Alternate Contact	David Hansen
Alternate Email	david.hansen@cbre-ne.com
Notes	
Pricing is to be determined based on user requirements. Developer will build to suit or enter ground lease sites. The site is fully approved and ready for construction. Road and utility infrastructure is already in place on this fully approved office and hotel development site. Project amenities include a picturesque campus environment with walking trails and lakes. A wellness center, hotel/conference facility, fiber optics and daycare are all a part of this one of a kind office development site. Industrial development is possible as well. Access is easy from Route 15 (Merritt Parkway) and I-95. Route 8 is located less than 10 miles from the site.	
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