

WAREHOUSE FOR LEASE

115 Hood Terrace — Building E, Unit B5

West Haven, CT 06516



±1,288 SF

15' CLEAR

LOADING DOCK

\$1,750/MO

THE SPACE

- ±1,288 SF warehouse unit (30' × 40') in Building E of the 115 Hood Terrace complex — an efficient small-bay space that's hard to find in West Haven.
- 15-foot clear ceiling height — real cubic capacity for racking and storage.
- 8' × 10' overhead door with access to three loading docks; two of the docks are adjustable / self-leveling for easy truck loading.
- Ample paved parking. Forced-air gas heat, public water and city sewer; TOD zoning.

PLEASE NOTE — NO DRIVE-IN DOOR

This unit is served by the loading docks only. There is NO drive-in (grade-level) door.

FOR LEASE — \$1,750 / MONTH NNN

115 HOOD TERRACE — UNIT B5

Building E • West Haven, CT 06516



PROPERTY FACTS

UNIT

B5 — Building E

DIMENSIONS

30' × 40'

LOADING

3 docks — 2 adjustable / self-leveling

DRIVE-IN DOOR

NONE

YEAR BUILT

1988

HEAT

Forced air / gas

PARKING

Ample — paved lot

SIZE

±1,288 SF

CEILING

15' clear height

OVERHEAD DOOR

8' × 10' (dock door)

BUILDING

54,382 SF (per assessor)

ZONING

TOD

WATER / SEWER

Public water / city sewer

ASSESSMENT

\$2,304,680 (town record)

THE BOTTOM LINE

Small-bay warehouse space with true dock loading is scarce in West Haven. Unit B5 gives a growing business 15-foot ceilings, three-dock access and room to work — at \$1,750 a month. If your operation needs to drive vehicles inside, this isn't the unit; if you ship and receive by truck, it's exactly right.

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Building area per West Haven assessor's card; unit SF per owner's measurement. Information deemed reliable but not guaranteed.