

KENNETH GINSBERG 203-376-6266

**FOR LEASE**



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REALTY**

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**AMPLE  
PARKING**



525 ELLA GRASSO BLVD (AKA 2 THORN ST)  
NEW HAVEN CT

**39,000 SF LIGHT INDUSTRIAL SPACE**

LARGE OUTSIDE STORAGE AREA | 2.22 ACRES

## HIGHLIGHTS

- 39,000 SF UNIQUE INDUSTRIAL BUILDING
- 4 OVERHEAD DOORS
- 1 LOADING DOCK
- CLEAR HEIGHT BAY SIDE 12'- 30'
- LOCATED OFF BUSY ELLA GRASSO BLVD

EASY ACCESS TO I-95  
EXIT #44



**LEASE PRICE**

**\$6 PER SF NNN**

# PROPERTY FACTS

## 525 ELLA GRASSO BLVD

  
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<b>Total Building SF</b>	<b>39,000 SF</b>
<b>Available SF</b>	<b>39,000 SF</b>
<b>Year Built</b>	<b>1900</b>
<b>Ceiling Height</b>	<b>20'</b>
<b>Parking</b>	<b>Paved Lot</b>
<b>Stories</b>	<b>1</b>
<b>Overhead Doors</b>	<b>4</b>
<b>Loading Docks</b>	<b>1</b>
<b>Construction</b>	<b>Masonry</b>
<b>Heat</b>	<b>Oil/Gas</b>
<b>Zoning</b>	<b>IL</b>
<b>Water/Sewer</b>	<b>City</b>
<b>Frontage</b>	<b>400 ft +/-</b>
<b>Assessment</b>	<b>\$701,260</b>
<b>Mill Rate</b>	<b>32.46</b>
<b>Taxes / SF</b>	<b>\$0.58</b>

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**WWW.KNGREALTY.COM**

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