

INDUSTRIAL SPACE THAT WORKS AS HARD AS YOUR BUSINESS

Endless Possibilities.

2 THORN STREET NEW HAVEN, CT 06519

The Space Your Business Has Been Looking For

SPACE TO OPERATE | FLEXIBILITY TO GROW.

IDEAL USES:



WAREHOUSE



DISTRIBUTION



CONTRACTORS



FLEET STORAGE

\$6 PER SF NNN

 **2 THORN STREET | NEW HAVEN, CT**
39,000 SF LIGHT INDUSTRIAL SPACE
 **AVAILABLE NOW**

**OPPORTUNITIES LIKE THIS IN NEW
HAVEN DON'T LAST.**

Contact us today



KNG
REALTY

(959) CALL-KNG

A UNIQUE OPPORTUNITY TO LEASE UP TO 39,000 SF OF **FLEXIBLE LIGHT INDUSTRIAL SPACE** PROMINENTLY LOCATED ALONG THE BUSY ELLA GRASSO BOULEVARD CORRIDOR IN NEW HAVEN. THE PROPERTY OFFERS **EXCELLENT FLEXIBILITY** FOR A **VARIETY** OF INDUSTRIAL, WAREHOUSE, DISTRIBUTION, CONTRACTOR, STORAGE, AND SERVICE-RELATED USERS.

THE BUILDING MAY BE LEASED IN ITS ENTIRETY OR **SUBDIVIDED** INTO APPROXIMATELY 7,200 SF, 16,400 SF, 7,500 SF, AND 7,200 SF SECTIONS, PROVIDING OPTIONS FOR USERS WITH A RANGE OF SPACE REQUIREMENTS.

KEN GINSBERG | KEN@KNGREALTY.COM | 203-376-6266

CALL TODAY FOR A SHOWING

PROPERTY DETAILS

Total SQFT	39,000 SF
Available SF	39,000 SF
Year Built	1900
Stories	1
Sewer/Water	City Sewer & Water
City Sewer/ Septic	City Sewer
Construction	Masonry
Heating	Oil/Gas
Taxes/SF	\$0.58
Zone	IL



✦ HIGHLIGHTS

39,000 SF light industrial building

Subdividable to approximately 7,200 SF | 16,400 SF | 7,500 SF | 7,200 SF

Large outdoor storage area

2.22-acre site

4 overhead doors

1 loading dock

Clear heights ranging from approximately 12'–30' on bay side

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