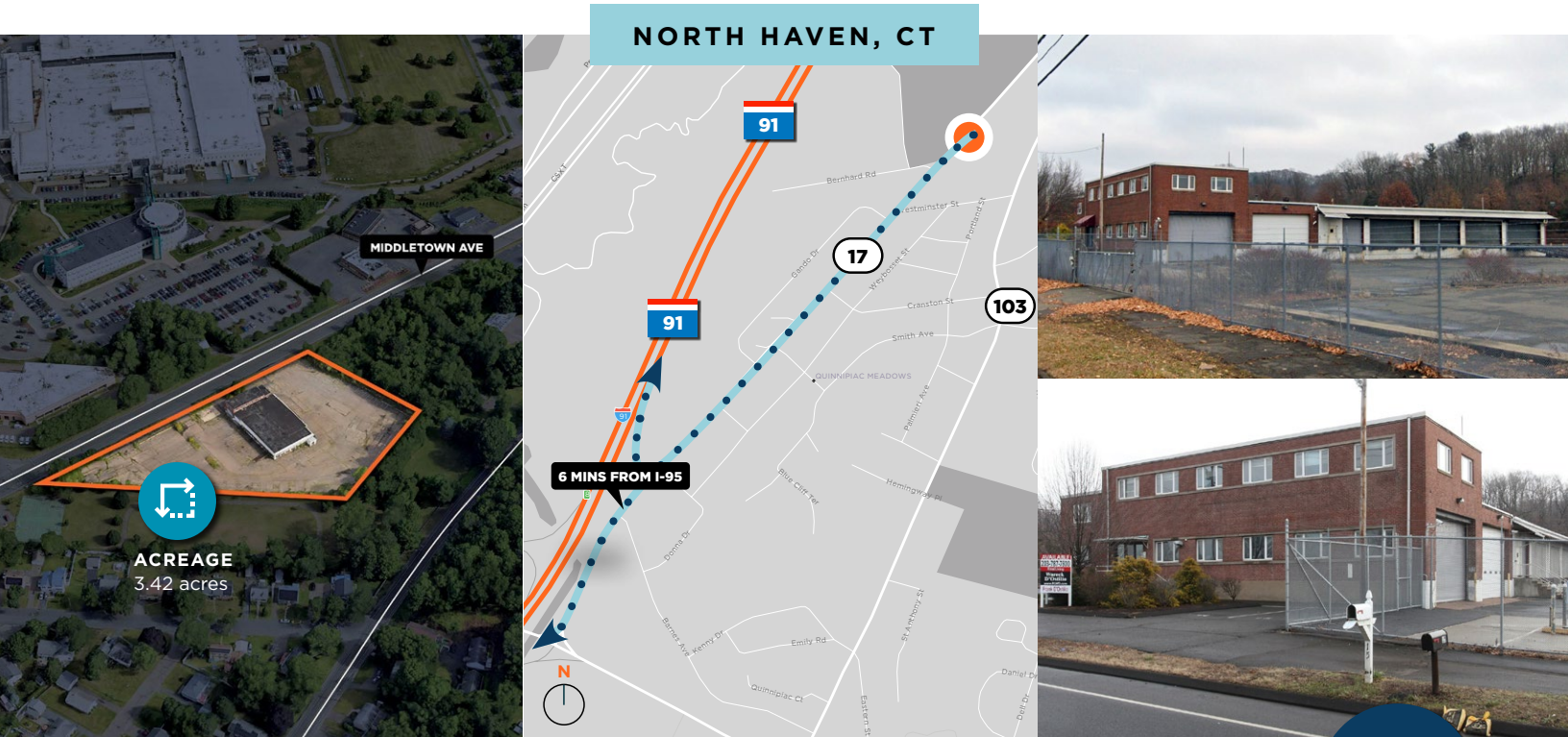


15 MIDDLETOWN AVENUE



USER/INVESTOR OPPORTUNITY



3.42
ACRES



19,000
TERMINAL SF



28
LOADING DOORS

PROPERTY HIGHLIGHTS:

- 3.42 acre lot fully paved and fenced with oversized drive-in doors for truck repair/maintenance
- Ample 28 cross-docked loading positions with 13'6" clear
- One-turn access on and off I-91 (Exit-5), less than 5 mins from I-95 offering regional access from Boston to NYC

AREA BREAKDOWN:

Warehouse Area:	10,416 SF
Office Area:	4,920 SF
Shop Area:	3,664 SF
Total	19,000 SF

DRIVE TIMES:

Distance to	Miles/Mins
New Haven	4 Miles / 8 Mins
I-91	2.6 Miles / 4 Mins
I-95	4.5 Miles / 6 Mins
Route-15	6.4 Miles / 8 Mins
Stratford	20 Miles / 22 Mins
NYC	85 Miles / 105 mins
Boston	130 Miles / 120 mins

THIS OPPORTUNITY IS AVAILABLE AS A SINGLE-ASSET OR PORTFOLIO SALE TRANSACTION. PLEASE INQUIRE BELOW.

CONTACTS

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