FOR SALE OR LEASE

CHAPEL STREET ASSEMBLAGE 234 Chapel Street, New Haven, CT







PROPERTY DETAILS

FOR SALE

CALL FOR PRICING

2023 REAL ESTATE TAXES

\$100,592

FOR LEASE

\$9.00 NNN

LAND AREA

2.68 ACRES OVER NINE PARCELS

LOADING

MECHANICALS:

ZONING

IL (Industrial)

COVERAGE

100% BUIDING COVERAGE ALLOWED

BUILDINGS:	SIZE	CEILING HEIGHT	YEAR BUILT	UTILITIES:
234 Chapel	32,406 SF	17' to 19'	1998	
205 River	11,921 SF	10' to 12'	1900	
25 James	22,653 SF	10' to 14'	1950	

CONSTRUCTION:	WALLS	ROOF	COLUMNS
234 Chapel	Metal Panel	Metal Standing Seam	Clear Span
205 River	Masonry	Membrane & Built-up	10' x 12'
25 James	Masonry	Membrane & Built-up	Vary

PARKING

3 Dock-doors +/- 1 acre of fenced and paved 1 Drive-in door (expandable) parking/outside storage

Electricity: UI - Avangrid

Southern CT Gas - Avangrid **Natural Gas:**

Greater New Haven Sewer:

Water Pollution Control Authority

Water: Regional Water Authority

Heat: Natural gas fired hot air

A/C: 234 Chapel

Electrical: 2000 amp at 277/480 volt, 3-phase

Lighting: Fluorescent

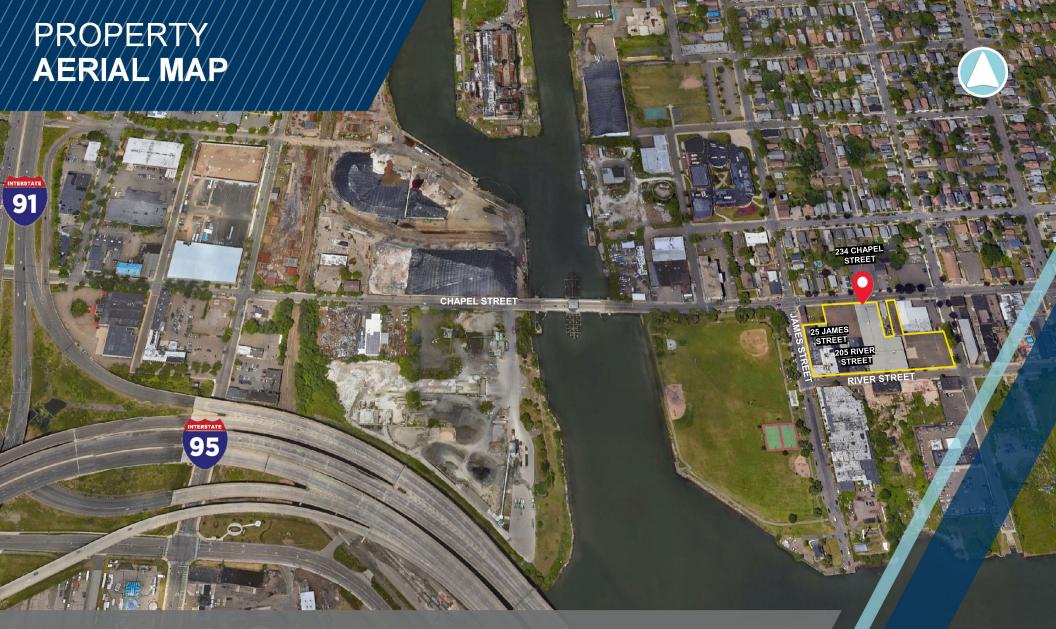
DEVELOPMENT INCENTIVES

Opportunity Zone Enterprise Zone

DIA designated community

PROPERTY FLOOR PLAN





Contact Information

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