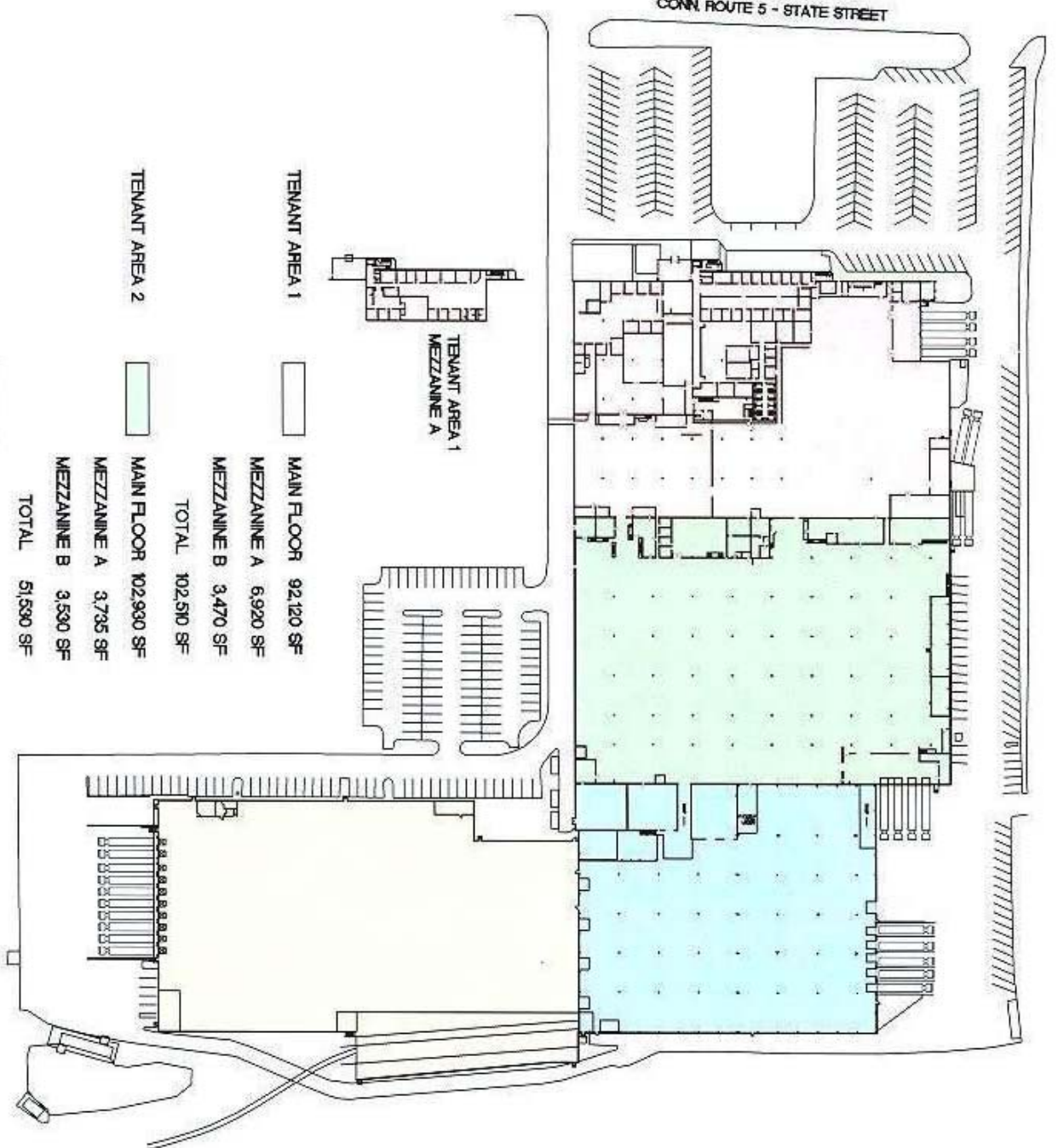


CONN ROUTE 5 - STATE STREET



TENANT AREA 1
MEZZANINE A

TENANT AREA 1

MAIN FLOOR 92,120 SF

MEZZANINE A 6,920 SF

MEZZANINE B 3,470 SF

TOTAL 102,510 SF

TENANT AREA 2

MAIN FLOOR 102,930 SF

MEZZANINE A 3,735 SF

MEZZANINE B 3,530 SF

TOTAL 51,530 SF

TENANT AREA 3

MAIN FLOOR 76,270 SF

TENANT AREA 4

MAIN FLOOR 104,425 SF

Quebecor World Facility



Town: North Haven
Zip Code: 06473
Address: 297 State St
Property Type: Manufacturing, Whse/Dist.
Available Square Feet: 344,865
Total Square Feet: 372,865
Contiguous Square Feet: 372,865
Floors: 1
Ceiling Height Max: 34feet
Ceiling Height Eve:
Sale: \$12,000,000
Lease: Yes

Building

Previous Use: Heavy Manufacturing, Whse/Dist
Total Acres: 17.23
Building Dimensions:
Bay Spacing:
Additional Buildings:
Office Square Feet/Office Class: 28,000
Environmental Assessment:
Property Tax Rate:
Special Taxing Zone:
Zoning:
Year Built: 1962 Renovated: 1995
Parking:
Loading Docks, Type: Yes, 26
Crane:
Floor Thickness: Heavy Floor
A/C: Yes

Utilities

Natural Gas/Provider: SCG
Size of Gas Line:
Gas Prssure (PSI):
Water Provider: RWA
Size of Water Main:
Sewer Provider:
Size of Sewer Main:
Electric Service Provider: UI
Distribution Voltage:
Amps:
Phase:
Dual Feed:
Fiber:

Transportation

Distance to Highway: 0.5 Miles
Access Roads: State St. I-91
Freight Rail Service: On Site
Distance to Port: 10 Miles
Distance to Airport: 10Miles
Distance to Commuter Rail: 5 Miles

Notes: The property is well suited for distribution and manufacturing and features 18 to 34 foot high ceilings, heavy power provided by seven electrical services and 26 dock high doors. The building is located 1 mile of Exit 10 off I-91, and has an active rail siding with service provided by CSX.

Contact:

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