

325 Campbell Ave



Town: West Haven
Zip Code: 06516
Address: 325 Campbell Ave
Property Type: Retail
Available Square Feet: 33,731
Total Square Feet: 33,731
Contiguous Square Feet:
Floors:
Ceiling Height Max: 12 feet
Ceiling Height Eve:
Sale: \$3,500,000
Lease: land lease \$250,000/yr NNN

Building

Previous Use: Car Dealership
Total Acres: 4.2
Building Dimensions:
Bay Spacing:
Additional Buildings:
Office Square Feet/Office Class:
Environmental Assessment:
Property Tax Rate:
Special Taxing Zone:
Zoning: CBD
Year Built: 1948 Renovated 1999
Parking: 300+
Loading Docks, Type: 1
Crane:
Floor Thickness:
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: Campbell Ave, Washington Ave
Freight Rail Service:
Distance to Port: New haven Harbor 1.5 miles
Distance to Airport: Tweed 3 miles
Distance to Commuter Rail: 3 miles

Notes

This property is a prime redevelopment site in downtown West Haven. Great potential for a mixed use intense redevelopment including residential and retail. Existing buildings include 33,000 SF and approx. 3 acres of paved area. Frontage on Campbell Ave is 309 feet.

Contact:

Garrett Sheehan
Economic Development Specialist
The United Illuminating Company
157 Church Street, MS 1-6e
P.O. Box 1564
New Haven, CT 06510
O: 203-499-2461
C: 203-848-4354