

## 245 Amity Road



Town: Woodbridge  
Zip Code: 06525  
Address: 245 Amity Rd  
Property Type: Office/Retail/Commercial  
Available Square Feet: 30,000  
Total Square Feet: 30,000  
Contiguous Square Feet:  
Floors: 2  
Ceiling Height Max: 12ft  
Ceiling Height Eve: 8ft  
Sale: Lease:  
Lease Price: \$16.00

### Building

Previous Use:  
Total Acres: 2.4  
Building Dimensions:  
Bay Spacing:  
Additional Buildings:  
Office Square Feet/Office Class:  
Environmental Assessment:  
Property Tax Rate: Special Taxing Zone:  
Zoning: DEV 1  
Year Built: 2008  
Parking: 142  
Loading Docks, Type:  
Crane:  
Floor Thickness:  
A/C: Yes

### Utilities

Natural Gas/Provider: SGG  
Size of Gas Line:  
Gas Pressure (PSI):  
Water Provider: RWA  
Size of Water Main:  
Sewer Provider:  
Size of Sewer Main:  
Electric Service Provider: UI  
Distribution Voltage:  
Amps: 400  
Phase:  
Dual Feed:  
Fiber:

### Transportation

Distance to Highway: .5 miles  
Access Roads: Amity Rd  
Freight Rail Service:  
Distance to Port: New Haven Harbor, 5 miles  
Distance to Airport: Tweed, 5 miles  
Distance to Commuter Rail: 5 miles

### Notes

**Mixed use "Green Development". Expected uses include medical and professional offices, up-scale retail, and financial institutions. Features include elevator, surface parking, full basement available for storage, registered LEED building.**

### Contact:

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