PETER DINARDO
ENTERPRISES
PROPERTY INVESTORS & DEVELOPERS

info@dinardoent.com
203-333-0206

130 Hamilton Street, New Haven, CT

Industrial / R&D

SPACE AVAILABLE

Clean, Air Conditioned 31,000 SF Industrial Space with a Drive-In Door and 2 Loading Docks

Space has 18′ ceilings and is on a fenced-in lot. Will divide down to 18,000 SF. Close proximity to I-95 Exit 46 and I-91 Exit 2.

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Lot Size :	2.5 Acre(s)
Net SF :	80,000
Zoning :	Industrial
Number of Stories :	2
Ceiling Height :	18'
Building Frame :	Fireproof Steel
Exterior Walls :	Concrete Block
Roof Structure :	Low Slope Flat
Roof Cover :	Rubber
Year Built :	1970
Year Renovated :	1998
Parking :	Yes
Property Taxes :	$64,071.42

Sprinklers :	Yes
Heat :	Hot Air
Fuel :	Gas
A/C :	Central
Power :	3 Phase 1,200 AMP
Water :	Municipal
Sewer :	Municipal

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