



# COMMERCIAL

New Haven \* Milford \* Woodbridge \* Branford

**PRIME RETAIL SPACE  
AVAILABLE FOR LEASE  
13,500 SF (subdividable)**

**1299-1315 DIXWELL AVE, HAMDEN, CT 06514**



**FOR LEASE  
\$10.00 / SF NNN  
Negotiable based on size**

**13,500 SF RETAIL SPACE  
Easily subdivided  
Also 1,000 SF & 3,000 SF spaces  
priced at \$6/SF NNN**

- Huge Retail space, ideal for showroom and storage
- High ceiling, skylights & overhead doors.
- Potential Fitness Center, Retail, Service Center
- Located on busy Rte. 10 / Dixwell Ave. in Hamden



Real Living Wareck D'Ostilio

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## Property Information

Total Building SF	162,921
Available SF	13,500
Year Built	1900
Ceiling Height	18'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	1
Overhead Door	1
Construction	Brick/Masonry
HVAC	Forced Air/Central AC
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	1
Land Area	11.18
Parking	Attached Lot
Bathrooms	Above Average
Frontage	380' +/-
Zoning	T4T5
Assessment	\$2,480,380
Environmental	TBD
Mill Rate	36.88
Taxes	\$121,191.00
Mill Rate	\$48.86
Taxes / SF	\$0.74

**1299-1315 Dixwell Ave, Hamden, CT 06514**

**Comments:**

Prime Retail Space available for lease on busy Dixwell Ave with expansive parking. 13,500 SF perfect for a large Showroom and storage. Can be subdivided. High Ceilings and Overhead Door for ease of deliveries. Also 1,000 SF & 3,000 SF spaces priced at \$6/SF NNN

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