

FOR SALE OR LEASE

CHAPEL STREET ASSEMBLAGE

234 Chapel Street, New Haven, CT



CUSHMAN &
WAKEFIELD



PROPERTY FEATURES



PROPERTY DETAILS

FOR SALE

CALL FOR PRICING

2023 REAL ESTATE TAXES

\$100,592

FOR LEASE

\$9.00 NNN

LAND AREA

2.68 ACRES OVER NINE PARCELS

ZONING

IL (Industrial)

COVERAGE

100% BUILDING COVERAGE ALLOWED

BUILDINGS:

	SIZE	CEILING HEIGHT	YEAR BUILT
234 Chapel	32,406 SF	17' to 19'	1998
205 River	11,921 SF	10' to 12'	1900
25 James	22,653 SF	10' to 14'	1950

UTILITIES:

Electricity:	UI - Avangrid
Natural Gas:	Southern CT Gas - Avangrid
Sewer:	Greater New Haven Water Pollution Control Authority
Water:	Regional Water Authority

CONSTRUCTION:

	WALLS	ROOF	COLUMNS
234 Chapel	Metal Panel	Metal Standing Seam	Clear Span
205 River	Masonry	Membrane & Built-up	10' x 12'
25 James	Masonry	Membrane & Built-up	Vary

MECHANICALS:

Heat:	Natural gas fired hot air
A/C:	234 Chapel
Electrical:	2000 amp at 277/480 volt, 3-phase
Lighting:	Fluorescent

PARKING

+/- 1 acre of fenced and paved parking/outside storage

LOADING

3 Dock-doors
1 Drive-in door (expandable)

DEVELOPMENT INCENTIVES

Opportunity Zone
Enterprise Zone
DIA designated community

PROPERTY FLOOR PLAN

234 Chapel
 205 River
 25 James



All information from sources deemed reliable and is submitted subject to errors and omissions.

PROPERTY AERIAL MAP



INTERSTATE
91

INTERSTATE
95

CHAPEL STREET

234 CHAPEL
STREET

JAMES STREET

25 JAMES
STREET

205 RIVER
STREET

RIVER STREET

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