

# FOR SALE - LARGE INDUSTRIAL FACILITY

## 299 WELTON STREET

### HAMDEN, CT 06517



**OFFERED AT \$1,450,000**



- 30,000 SF concrete & masonry industrial facility with 14 to 20-foot ceilings
- 1.84 acre level lot
- 2 loading docks and 3 drive-in doors
- Roof mounted HVAC for offices only
- 20 parking spaces

- Convenient location; only one mile to I-95
- Potential rail spur
- Warehouse, light manufacturing and office spaces



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