



**Colonial Properties, Inc.**  
*Industrial Investment*

**Commercial Real Estate Brokerage**

*Serving New Haven County for 25 Years*

**FOR SALE / LEASE**  
**55,000 SF**



**100 SAWMILL ROAD**  
**WEST HAVEN, CT**

- High Visibility / Easy Access
- Ceilings – 14-20 ft
- Income Producing – 40,000 SF
- 4 Docks / 4 Drive – In Doors
- 15,000 SF Avail. Immediately
- Mezzanine Office Space

**This 55,000 square foot building is available for sale or for lease. Currently 70% leased (40,000 SF), this property is ideal for investors or owner occupants looking for added income from their property. With ceiling heights up to 20+ feet, ample parking, and easy access, these warehousing and showroom spaces are ideal for a variety of uses.**

**For Sale: \$1,250,000 or 15,000 SF for lease: \$3.00 SF NNN**

For more information contact:

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