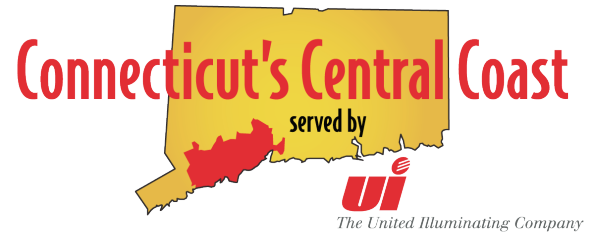


# Quebecor World Facility



Town: North Haven  
Zip Code: 06473  
Address: 297 State Street  
Property Type: Manufacturing, Distribution  
Available Square Feet: 372,865  
Total Square Feet: 372,865  
Contiguous Square Feet: 372,865  
Floors: 1  
Ceiling Height: 18' to 34'  
Sale: Yes, \$12,000,000  
Lease: Yes, Negotiable

## Building

Previous Use: Quebecor, Major Printing/  
Publishing, Distribution Facility  
Total Acres: 17.23  
Building Dimensions: NA  
Office: 28,000 sq. ft.  
Environmental Assessment: Yes  
Property Tax Rate: 23.48 mills  
Special Taxing Zone: No  
Zoning: Industrial  
Year Built: 1962, Renovated 1995  
Parking: NA  
Floor Thickness: NA  
A/C: Office Only  
Sprinklers: Yes, Wet  
Docks: 26

## Utilities

Natural Gas/Provider: Southern CT Gas  
Size of Gas Line:  
Gas Pressure (PSI):  
Water Provider: South Central CT Regional  
Water Authority  
Size of Water Main:  
Sewer Provider: City  
Size of Sewer Main:  
Electric Service Provider: UI  
Distribution Voltage:  
Amps: (6) 2500amps  
Phase:  
Dual Feed:  
Fiber: Yes

## Transportation

Distance to Highway: 1 mile to I-91  
Access Roads: State Street  
Distance to Port: 9 miles  
Distance to Airport: 9 miles  
Distance to Freight Rail: On-Site Siding, CSX  
Distance to Commuter Rail: 8 miles

## Notes

The property is well suited for distribution and manufacturing uses as it features 18 to 34 foot ceiling heights, heavy power provided by seven electrical services and 26 dock high doors. 297 State Street has outstanding access to multiple transportation modes; it is located within 1 mile of Exit 10 of I-91 and has an active rail siding with service provided by CSX.

## Contact:

Garrett Sheehan  
Economic Development Specialist  
The United Illuminating Company  
157 Church Street, MS 1-6e  
P.O. Box 1564  
New Haven, CT 06510  
O: 203-499-2461  
C: 203-848-4354