

2600 Dixwell Avenue Hamden, CT

Ready For Tenant Fit Out!

- Energy Efficient Building
- Architectural Glass Allowing Tremendous Natural Light
- Security & Fire Alarm Systems
- Newly Paved Parking Lot
- State of Art HVAC & Electricals
- Four Way Intersection
- 15,000-18,000 Cars Drive By Daily

Hamden's Fully Renovated
Stand Alone Building
Ideal for Medical, Professional, Retail,
Educational Center, Technology &
Research

For Lease

Hamden's Best Location
Close Proximity To Wilbur Cross Parkway
(Route 15), I-91, I-95.
Minutes to Yale & New Haven.
Great Opportunity To Reserve Your
Space Now At Pre-Construction Prices!



For further information, please contact: **Silvester Garza**
203-226-7101 Ext 8, silvester@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



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Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

2600 Dixwell Avenue Hamden, CT.



Total SF 12,800
Sub dividable

Available SF:	12,800
Min. Avail. SF:	3,500
Number of floors:	2
Ceiling Height:	9ft
Parking:	50 Parking Spaces
Acres:	0.83
Zoning:	T4
Construction Type:	Brick Building
Year Renovated:	2020
Elevator:	Yes
Asking Lease Rate:	\$18+ NNN

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ARTICLE VI

SPECIAL PROVISIONS

Section 600 Purpose

Section 610 Site Plan & Special Permit Uses

The following uses are permitted in the zone(s) as indicated in Table 6.1 Allowed Uses by Zone, subject to all provisions of the applicable zone, and as specifically provided for in this section.

Every application for the use of property subject to conditions set forth in this section shall be filed in accordance with the provisions of these regulations, and shall be subject to any approval stipulated in this section.

Table 6.1 Allowed Uses by Zone															
SECTION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Accessory Use, Drive-Through Food-Service										SP	SP	S	SP	
	Accessory Use, Drive-Through Service, Other									SP	SP	S	S	SP	
	Accessory Use	S	S	S	S	S		S	S	S	S	S	S	S	S
622	Adult Oriented Establishment ^c												SP ^c		
624	Agriculture														
	Commercial Farm	S	S	S				S						SP	
	Community Garden	S	S	S	S	S		S	S	S	S	S		SP	S
	Truck Garden	P	P	P	P	P		P	P ^g						P
626	Animals														
	Animal Day Care												S		
	Animal Training Facility												S		
	Grooming ^g								S ^g	S	S	S	S	SP	
	Keeping of Animals	P	P	P	P	P		S							
	Keeping of Hens ^k	P	P	P	P	P			P	P					
	Keeping of Falconry Raptors ^l	P	P	P	P	P			P	P					
	Kennel	SP	SP					SP	SP				S		
	Stable	SP	SP					SP							
	Veterinary Hospital	SP	SP	SP	SP	SP		SP	SP	SP	S		S	SP	
	Business & Personal Service														
	≤1,500 sf gross leasable space					SP			SP ^g	P	P	P	P	SP	
	>1,500 sf to ≤10,000 sf gross leasable space ^g					SP			SP ^g	SP	S	s	S	S	
	>10,000 sf gross leasable space										SP	S	SP	SP	
628	Cemetery	SP	SP	SP	SP	SP		SP	SP	SP	SP				
630	Civic Club, Lodge or Assoc. (non-profit)								SP ^g	SP	S	S	S	SP	
632	Community Residence														
	Mentally Ill Adults - Group Home	P	P	P	P	P		P	P	P	P				
	Mentally Retarded Persons - Group Home	P	P	P	P	P		P	P	P	P				
	Sober House & Drug Treatment Facility	P	P	P	P	P		P	P	P	P				
634	Conference Center Development										SP	SP	SP	SP	
636	Day Care														

Table 6.1 Allowed Uses by Zone

SECTION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Adult Day Care	SP	SP	SP	SP	SP		SP	SP	SP	SP	S	SP	SP	
	Child Day Care, Nursery School & Group Day Care Home	SP	SP	SP	SP	SP		SP	SP	SP	SP	S	SP	SP	
	Family Day Care Home (Children)	P	P	P	P	P		P	P	P	P	P			
638	Food Service														
	Catering Facility & Food Processing Establishment									S	S	S	S		
	Outdoor Cafe									P ⁿ	P ⁿ	P ⁿ	P ⁿ		SP ⁿ
	Restaurant									S	S	S	S	S	
	Take-out Food Service										S	S	S		
	Funeral Home										SP	SP	SP		
	Golf Course & Country Club	SP	SP	SP	SP	SP		SP							
640	Health Care Facility														
	Hospital										SP	SP			
	Nursing Home					SP					SP	SP			
	Medical Office (See Office Building)														
	Rehabilitation Facility - Out-Patient	SP	SP	SP		SP				SP	SP	S			
642	Heliport											SP			
644	Home Occupation	P/S/ SP	P/S/ SP	P/S/ SP	P/S/ SP	P/S/ SP		P/S/ SP	P/S/SP	P/S/SP	P/S/SP	P/S/ SP	P/S/ SP		
	Library & Museum	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	SP
646	Lodging														
	Bed & Breakfast							SP	SP	SP	SP				SP
	Hotel / Motel										SP	SP	SP ^c		SP
	Inn										SP	SP			SP
	Roomers & Boarders	P	P	P	P	P		P	P	P	P				
	Rooming & Boarding House	SP	SP	SP	SP	SP					SP	S			
648	Manufacturing														
	Accessory Use										S	S	S		
	Primary Use														
	Light Manufacturing										S	S	S		SP
	Heavy Manufacturing												S		
677	Marijuana Dispensaries + Production Facilities ^a														
	Medical Marijuana Dispensaries ^p										S ^o	S			
	Medical Marijuana Production Facilities												S		
650	Motor Vehicle Uses														
	Gas Station, Service & Repair, Rental									SP ^{fg}	SP	SP	SP		
	Car Sales											SP	SP		
	Vehicle Storage													SP	
	Accessory Use		P	P	P	P									
	Natural Resource Removal ^b	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	Office Building (including Medical)														
	≤1,500 sf gross leasable space									SP ^g	SP	P	P	P	P
	>1,500 sf to ≤10,000 sf gross leasable space ^g									SP ^g	SP	S	S	S	S
	>10,000 sf to ≤20,000 sf gross leasable space										SP	S	S	S	
	>20,000 sf gross leasable space										SP	S	S	SP	
	Open Space Development	SP	SP	SP	SP				SP		SP				

Table 6.1 Allowed Uses by Zone

SECTION	USES	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Place of Public Assembly							SP	SP	SP	SP	SP	SP	SP	P
658	Place of Worship	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	
660	Preservation of Historic Structure	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
662 ^k	Public Use & Public Utility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
656	Parking Garage										SP	S	SP	SP	SP
	Public Parking Lot ^c								SP ^g	SP ^{eg}	SP	S	SP	SP	SP
Recreation & Fitness, Commercial															
	≤10,000 sf gross leasable space									SP	SP	S	S	SP	
	>10,000 sf gross leasable space										SP	S	S	SP	
Residential															
620	Single-Family Accessory Dwelling Unit	P	P	P	P	P		S	S	S	S	S			
	Accessory Dwelling Unit, Other	P	P	P	P	P		P	P	SP	P	P		P	
652	Multi-Family Dwellings														
	Adaptive Re-use to Multi-Family		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Managed Residential Care Community ^f		SP	SP	SP	SP			SP	SP ^f	SP	SP		SP	
	New Construction				SP	SP				SP	SP	SP		SP	
	Low Density														
	Single-Family	P	P	P	P	P		P	P	P	P	P			
	Two-Family ^f					P				P ^f	P				
	Three-Family ^f					P				P ^f	P				
Refuse Disposal															
664	Resource Recovery, Transfer Station, Volume Reduction Facility												SP		
	Research, Development & Medical Lab.										SP	S	S		
666	Retail and Financial Services														
	≤1,500 sf gross leasable space								SP ^g	P	P	P	S	SP	
	>1,500 sf to ≤5,000 sf gross leasable								SP ^{g,j}	S/SP ⁱ	S	S	S	SP	
	>5,000 sf to ≤10,000 sf gross leasable space ^g								SP ^{g,j}	S/SP ⁱ	S	S	SP	SP	
	>10,000 sf to ≤20,000 sf gross leasable space									SP	SP	S	SP	SP	
656	>20,000 sf to 250,000 sf gross leasable space ^d										SP ^{d,h}	SP ^d	SP		
	Farmers Market	S	S	S	S	S		S	S	S	S	S		S	S
	Sale of Alcohol, Package Store ^{gj}								SP ^{gj}	SP	SP	S	SP		
	Sale of Fire Arms												SP		
668	Schools														
	Business School ≤50 students at peak ^g									SP ^g	S	S	S	S	
	Business School >50 students at peak ^{f,g}									SP ^{f,g}	SP	SP	S	S	
	College & University	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Dormitories		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Elementary & Secondary School	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
	Regional Educational Service Center	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
641 ^m	Spas, Meditation and wellness Centers ^m									SP ^m	SP ^m	SP ^m			
Storage															

2600 Dixwell Avenue Hamden, CT

Population	Households		
	1 mile	3 mile	5 mile
2010 Population	13,473	58,231	164,835
2020 Population	13,433	58,255	164,948
2025 Population Projection	13,400	58,152	164,667
Annual Growth 2010-2020	0%	0%	0%
Annual Growth 2020-2025	-0.1%	0%	0%
Median Age	38	39.2	36.2
Bachelor's Degree or Higher	48%	47%	39%
U.S. Armed Forces	32	46	75

Households	Income		
	1 mile	3 mile	5 mile
2010 Households	6,445	23,314	62,479
2020 Households	6,384	23,352	62,059
2025 Household Projection	6,360	23,315	61,867
Annual Growth 2010-2020	0.3%	0.3%	0.2%
Annual Growth 2020-2025	-0.1%	0%	-0.1%
Owner Occupied	3,021	15,495	32,635
Renter Occupied	3,363	7,857	29,424
Avg Household Size	2.1	2.3	2.4
Avg Household Vehicles	2	2	1
Total Specified Consumer Spending (\$)	\$157M	\$646.8M	\$1.5B

Income	Households		
	1 mile	3 mile	5 mile
Avg Household Income	\$95,362	\$107,439	\$90,416
Median Household Income	\$69,411	\$81,379	\$63,795
< \$25,000	998	3,231	13,049
\$25,000 - 50,000	1,073	3,652	12,453
\$50,000 - 75,000	1,469	4,026	9,939
\$75,000 - 100,000	738	3,008	7,221
\$100,000 - 125,000	583	2,424	4,975
\$125,000 - 150,000	304	1,584	3,459
\$150,000 - 200,000	658	2,702	5,223
\$200,000+	561	2,726	5,737

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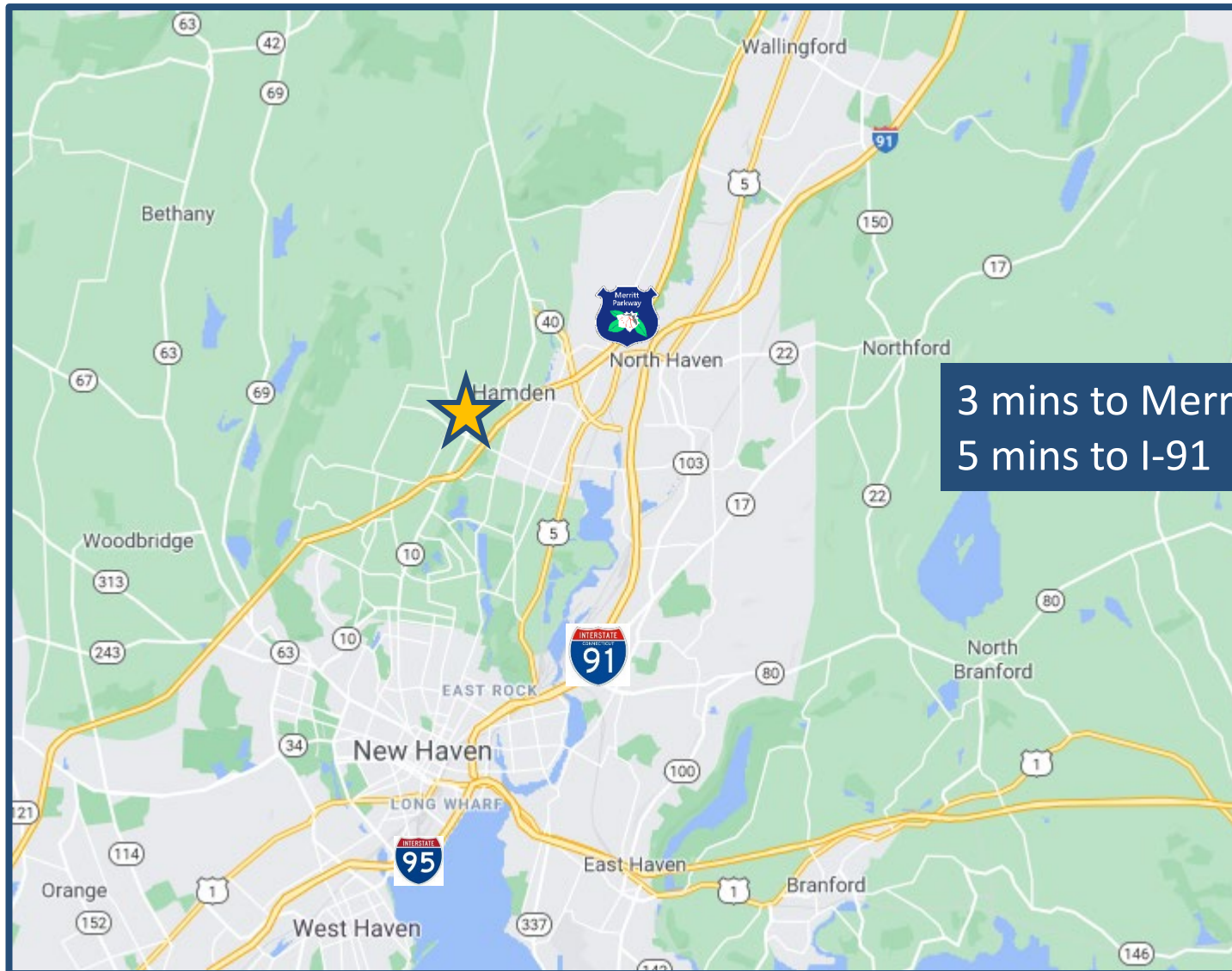
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3 mins to Merritt Pkwy
5 mins to I-91

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Other Services:

Business Assistance Center:

The Town of Hamden's Business Assistance Center (BAC) is made up of organizations that play a unique role in the delivery and tracking of services for small business in Hamden.

The BAC provides technical assistance and training, as well as facilitates access to services and capital for small businesses.

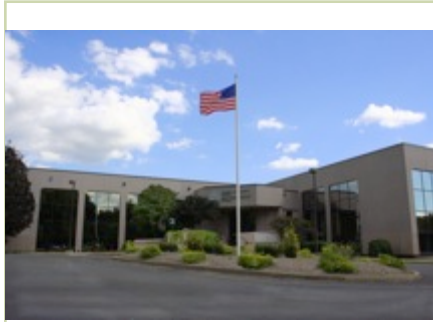
Free Seminars & Consulting Offered by the Center:

- Cash Flow Analysis
- Business Formation
- Human Resource Planning
- Writing a Business Plan
- Business Marketing
- Access to Capital for Machinery, Real Estate and Working Capital

Small Business Resource Center:

The Business Resource Center is located in Hamden Miller Library offering:

- Reference Books
- Circulating Materials
- Periodicals
- Computer Software
- And other resources to serve your business needs.



**For More Information
Please Contact:**

Dale Kroop
Director of Economic &
Community Development
2750 Dixwell Avenue
Hamden, CT 06518
Phone:
(203) 287-7033
Email:
dkroop@hamden.com

Town of Hamden

Department of Economic
& Community
Development



**Business
Incentives
And
Services**



2750 Dixwell Avenue
Hamden, CT 06518
(203) 287-7033
www.hamden-ct.com

Business Incentives

Small Business Loan Program:

Low interest loans to most types of businesses for the purchase of:

- Machinery & Equipment
- Property Improvements
- Interior and/or Exterior Renovations

Enterprise & Railroad Depot Zone Incentives:

Real and personal property tax abatements and credits on the CT corporation business tax for improvements that increase the property's value.

Available to manufacturers, technology and warehousing businesses.

Urban Jobs Program:

Provides incentives to manufacturers, technology and warehousing companies locating to or expanding in Hamden, but are not in the Enterprise or Railroad Depot Zones.

Incentives are identical to the Enterprise Zone.

Town Property Tax Incentives:

Tax abatements for developers, retail and service businesses that improve real property or purchase new personal property.

Contaminated Site/ Remediation Incentives:

The Town may offer tax abatements to owners who conduct:

- Environmental Site Assessments
- Demolition
- Remediation of a Spill

The Town may also forgive delinquent property taxes of an abandoned site that meets CT Department of Energy and Environmental Protection requirements.

Property Improvement Grants:

Eligible activities included (but are not limited to):

- Electrical & Plumbing
- Site Work
- Mechanical
- Landscaping
- Façade Restoration
- Site Lighting
- Painting
- Utilities



Legal Grounds
Coffee Shop

Building Permit Fee Waivers:

Fee waivers of up to 100% are available to most businesses throughout Hamden that are newly constructed or make improvements to real property.

These waivers do not apply to HVAC, plumbing and electrical permits.

The Town's Economic Development Plan puts initiatives into action through several business incentives & programs.

The Town of Hamden grows its commercial tax base and creates jobs through the offer of these incentives and programs to virtually any kind of business, anywhere in Town.

Incentives & Programs Offered:

- Small Business Loan Program
- Property Tax Abatements For Manufacturers, Technology & Distribution Companies
- Real Property Tax Abatements For Developers & Owners of Retail and Service Businesses
- Other Incentives:
 - Site Remediation Incentives
 - Property Improvement Grants
 - Building Permit Fee Waivers

Businesses that have benefited from Hamden's incentives:

- FroyoWorld
- Legal Grounds
- Sunshine Preschool
- Burt Processing
- International Provisions
- Clean Gear
- Amphenol Corporation