

2751 DIXWELL AVE HAMDEN, CT



Well-Located Office Space with Flexible Use Potential First & Fourth Floor Suites | ±2,500 SF Each

PROPERTY HIGHLIGHTS & OVERVIEW:

- Free-standing, elevator-served building
- Flexible Floor Plans & In-Unit Private Bathrooms
- Recent capital improvements and upgrades
- Ample on-site parking with strong signage opportunities.
- Convenient access to the Wilbur Cross Parkway and I-91



PROPERTY DETAILS:

- **First & Fourth Floor :** 2,500 SF Available
- **Zone:** T4 Broad Commercial
- **Building Size:** 10,375 SF
- **Parking:** 47 Surface Spaces
- **Year Built:** 1965
- **Lease Rate:** \$20.00 PSF
Gross + Electricity

