

881 Boston Post Road

MILFORD, CT 06460



BROKER:

Jon Angel, President

203.335.6600 | jangel@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

881 BOSTON POST ROAD
MILFORD, CT 06460

**Commercial Property
With Income Stream
from
Tesla Inc. (NASDAQ: TSLA)
for Sale**

**70,001 SF
Two-Story Building
3.24 Acres**

**SALE PRICE
\$7,100,000**



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Commercial Property with Income Stream from Tesla for Sale in High Traffic Retail Corridor



881 Boston Post Road in Milford, CT, presents a unique opportunity to acquire a commercial building in a high-traffic retail corridor with 47,867 SF of warehouse space available and a projected 2021 income of \$395,854 with scheduled rent increases from Tesla Inc. (NASDAQ: TSLA), a Fortune 100 Company. Tesla leases a portion of the property and is responsible for 60% of real estate taxes and 100% of separately metered utilities, water, sewer, and insurance.

With 332 linear feet of frontage on Route 1 (Boston Post Road), this two-story 70,001 SF commercial building on 3.24 acres has excellent visibility, prominent street signage, and abundant parking with a total of 246 spaces. The building features heavy power, a wet sprinkler system, and a security alarm system. The available warehouse space spans two levels and features four interior loading docks (one with a leveler), five drive-in doors, a 12'-18' ceiling height, a freight elevator (needs 200 amp electrical hook up) two restrooms, and 121 parking spaces. The 22,134 RSF space occupied by Tesla features central air conditioning, five drive-in doors, five restrooms, and 125 parking spaces.



The property is in a prime commuter location with easy access to I-95, Exits 37 & 39A, and the Milford Parkway Connector to the Merritt Parkway. It is one mile from the Milford Metro-North Train Station and 0.3 miles to a Greater Bridgeport Transit Bus Stop at Cherry Street and Locust Street. The property is near shopping, restaurants, and banks.

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FINANCIAL INFORMATION

Sale Price:	\$7,100,000
Projected 2021 Rental Income from Tesla:	\$395,854
Real Estate Taxes	\$67,442 - Tesla pays 60% (\$40,828)
CAM Charges Paid by Tesla:	\$14,065

PROPERTY DETAILS

Gross Building Area:	70,001 SF
Total Space Available:	47,867 SF
Land:	3.24 Acres
Zoning:	Corridor Design Development District – Community Design (CDD1)
Year Built:	1972
Construction:	Stucco/Masonry
Stories:	Two
Tenancy:	Multiple

FEATURES

Traffic Count:	20,031 Average Daily Volume
Parking:	246 Surface Spaces
Loading:	10 Drive-In Doors, 4 Interior Loading Docks (One with Leveler)
Ceiling Height:	12'-18' Warehouse
Amenities:	Wet Sprinkler System, Security Alarm System, Freight Elevator (needs 200 amp electrical hook up), 7 Restrooms, Prominent Signage

UTILITIES

Water/Sewer:	City/City
Heating:	Gas
A/C:	Partial Central Air-Conditioning
Power:	220 Amps, 480 Volts, Three-Phase

Demographics

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Population

47,938

THREE-MILE



Median Household Income

\$96,718

\$62,843

3-Mile National

Median Home Value

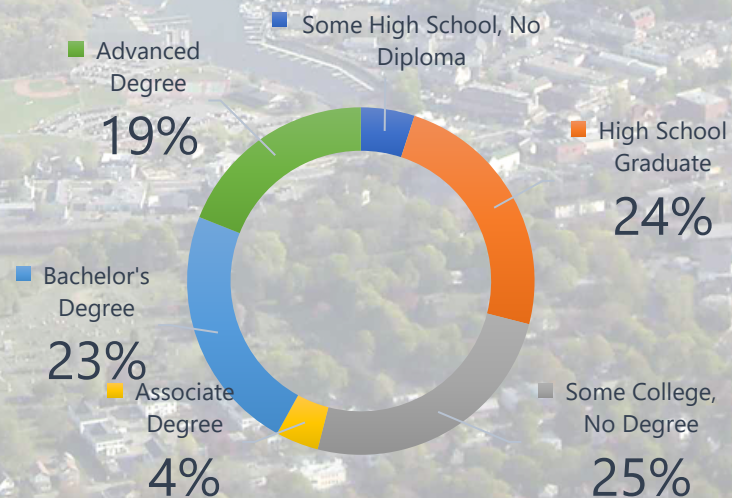
\$400,000.00
\$350,000.00
\$300,000.00
\$250,000.00
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\$150,000.00
\$100,000.00
\$50,000.00
\$0.00

\$217,500.00

\$336,582.00

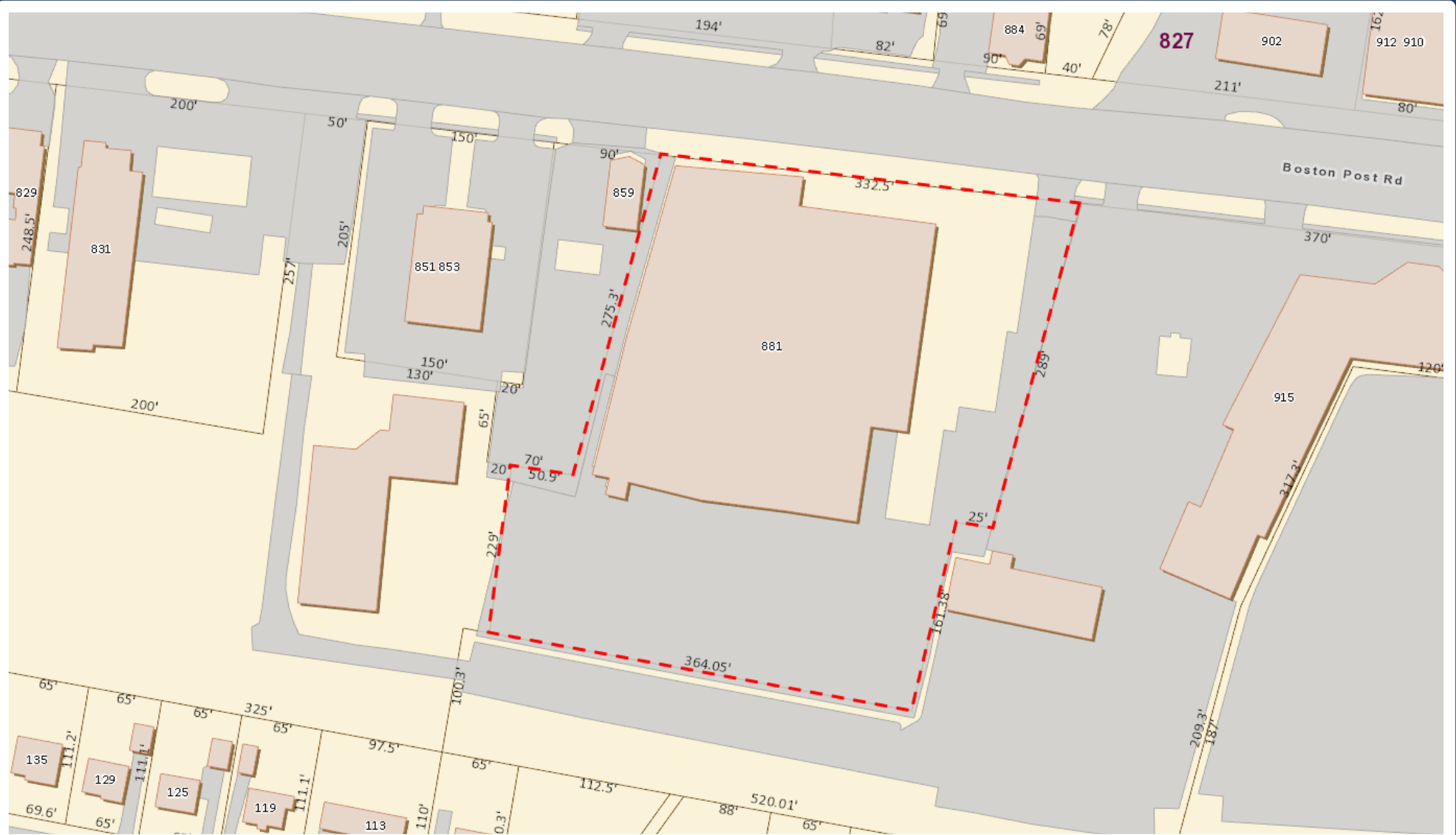
National 1- Mile

Educational Attainment



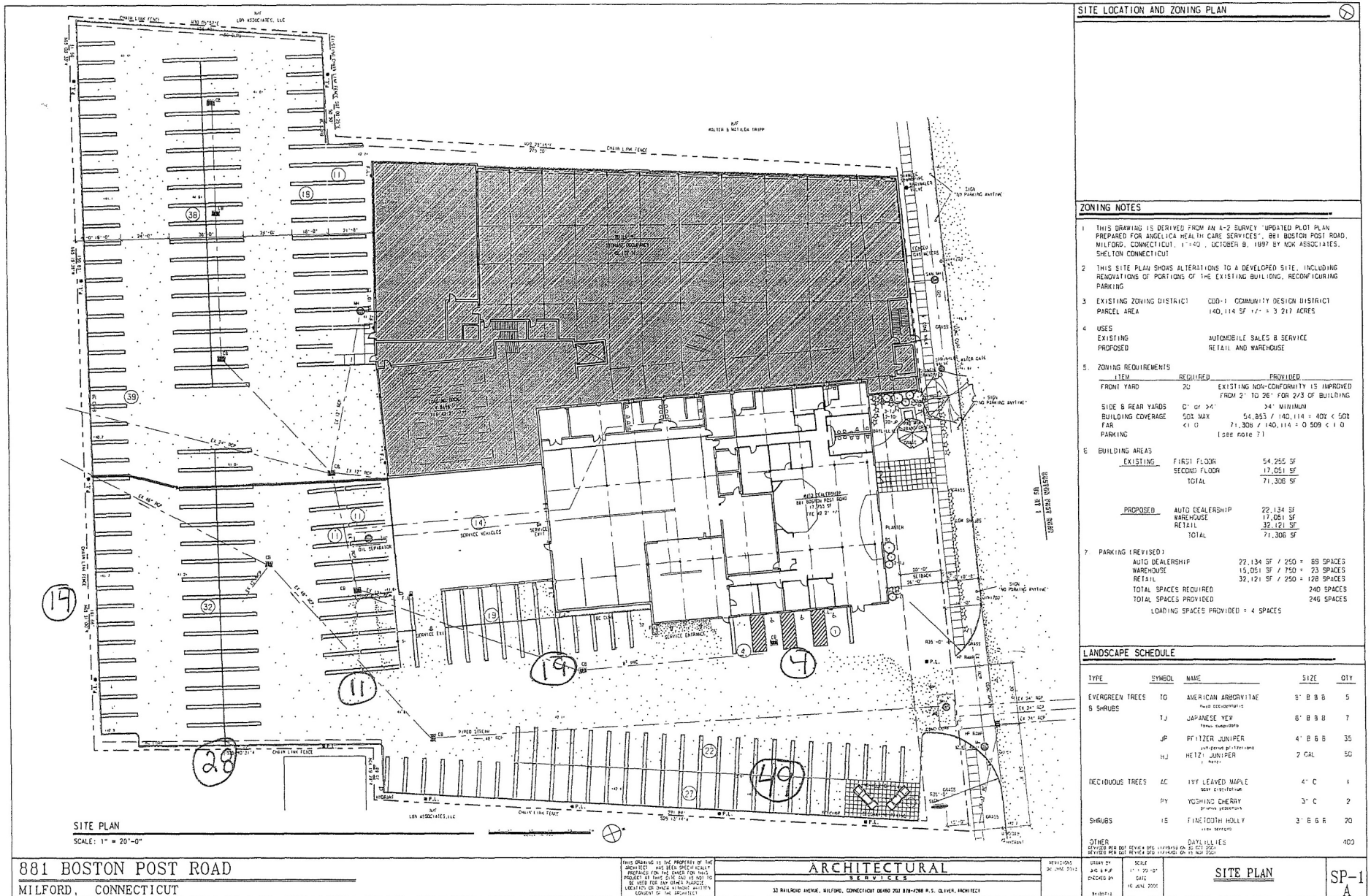
Parcel Map

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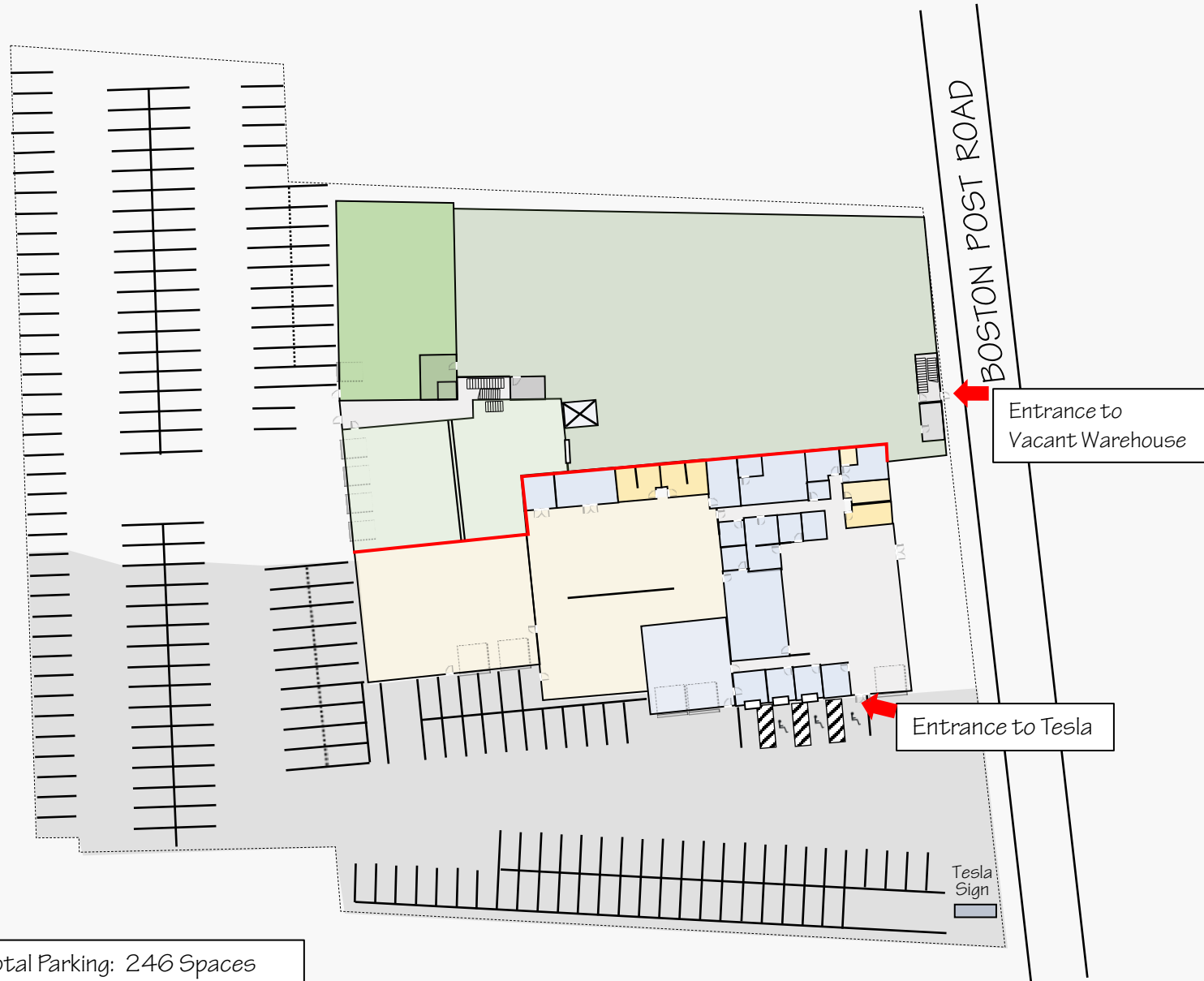
A2 Survey

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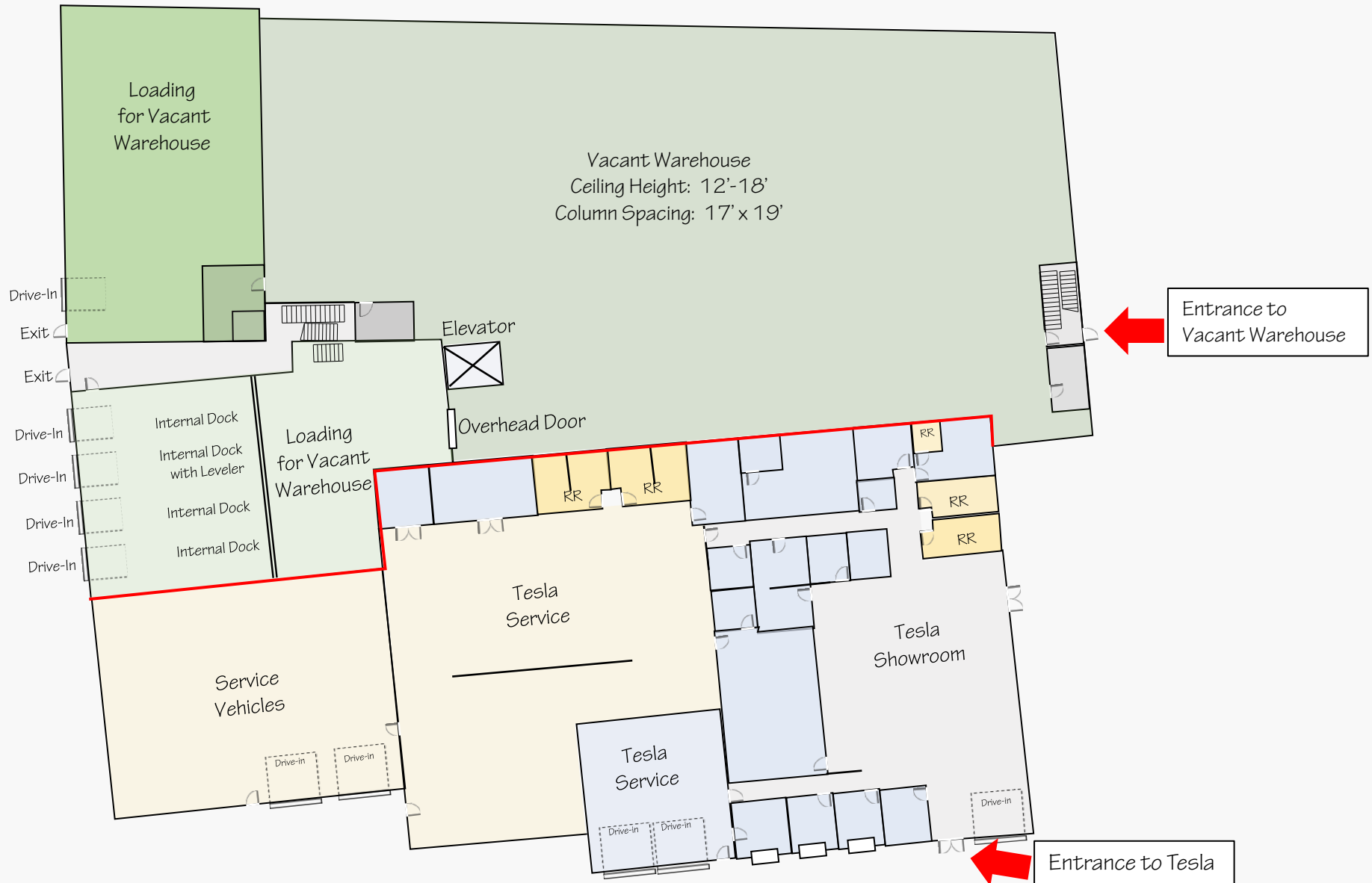
Site Plan

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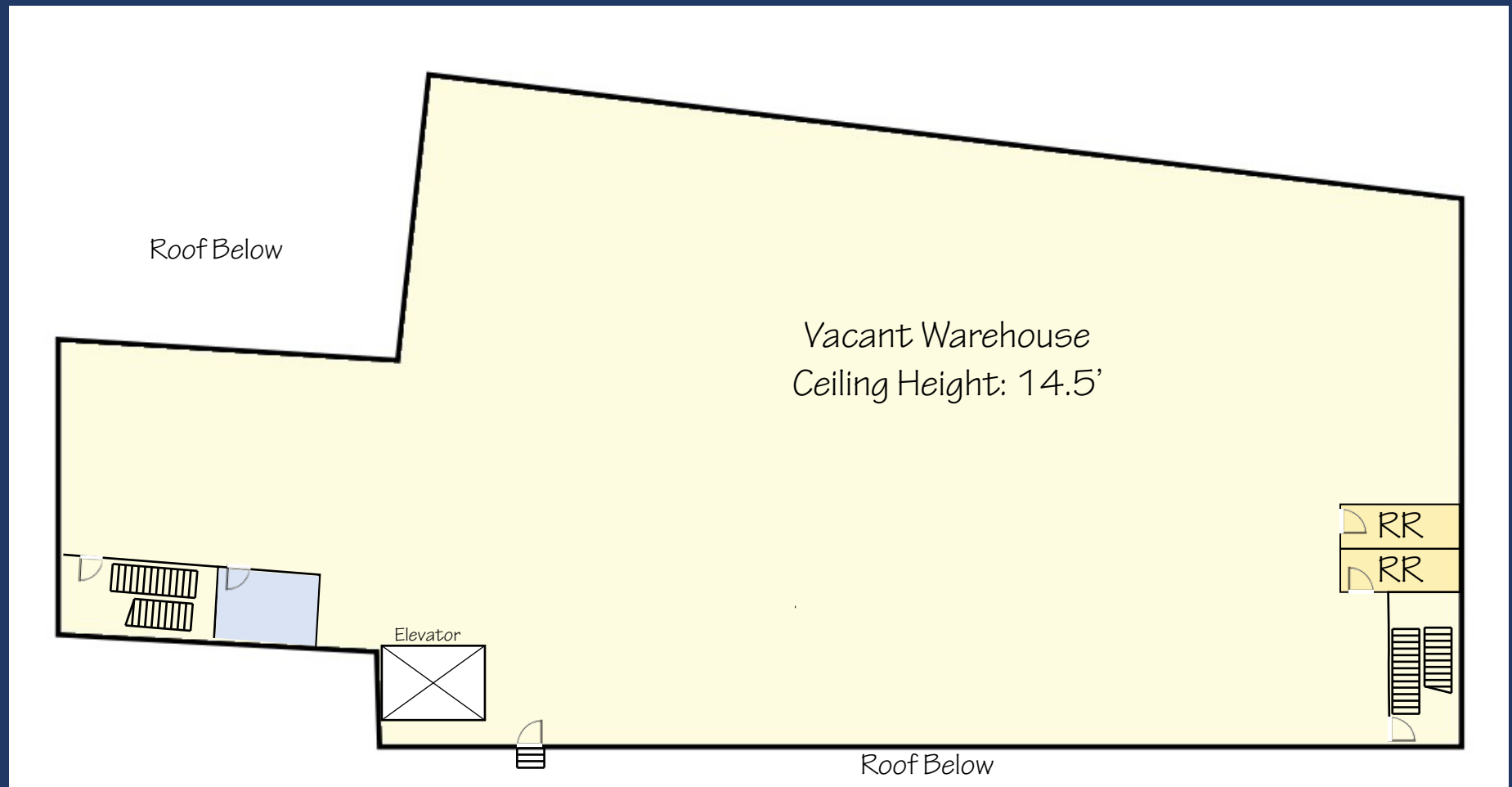
Floor Plan: First Floor

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Floor Plan: Second Floor

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NOT TO SCALE

Photo Gallery: Exterior

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70,001 SF BUILDING ON 3.24 ACRES



332 LINEAR FEET OF FRONTAGE



LOADING FOR VACANT WAREHOUSE



ABUNDANT PARKING WITH 246 SPACES

Photo Gallery: Vacant Warehouse

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VACANT WAREHOUSE LOADING AREA



INTERNAL LOADING AREA



VACANT WAREHOUSE LOADING AREA



VACANT WAREHOUSE

Photo Gallery: Vacant Warehouse

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INTERNAL OVERHEAD DOOR



WAREHOUSE SPACE



WET SPRINKLER SYSTEM

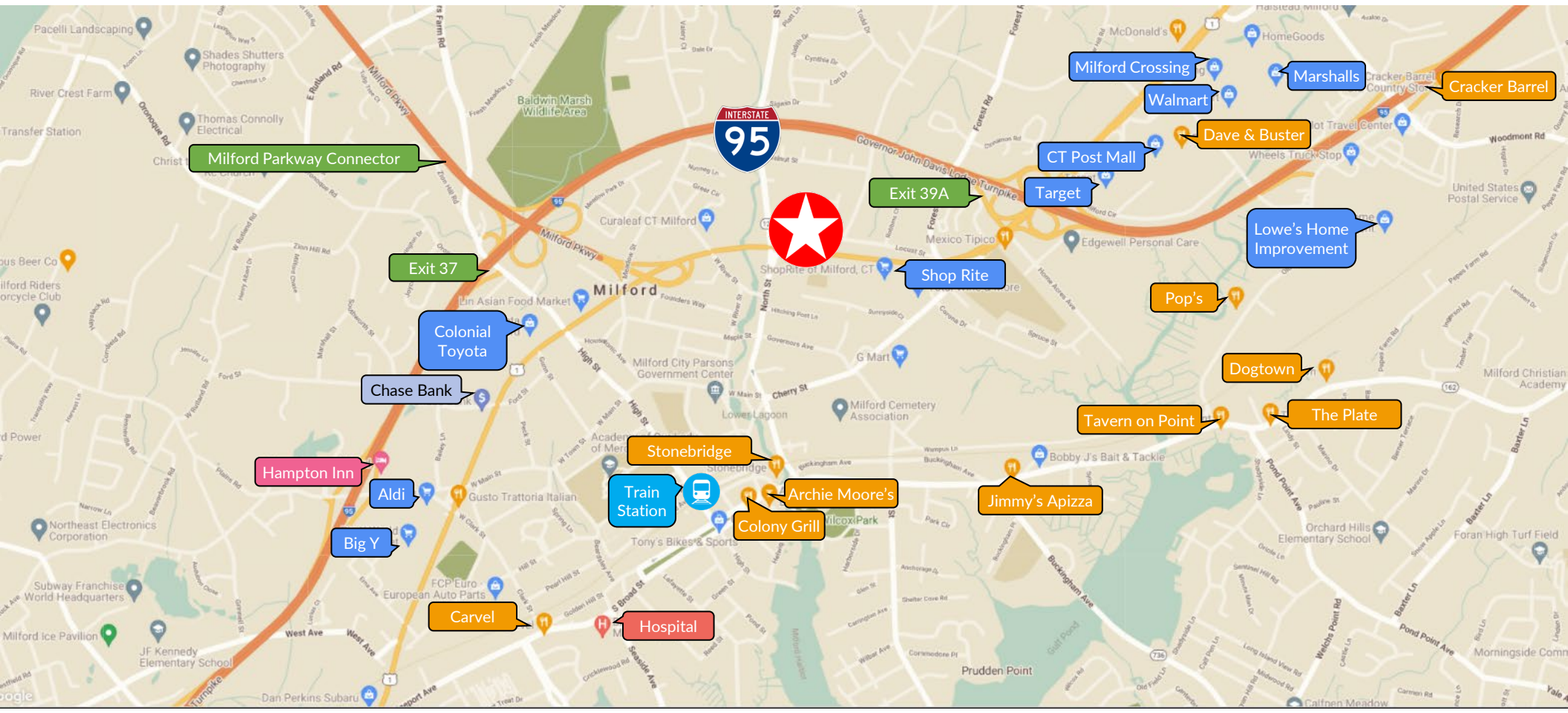
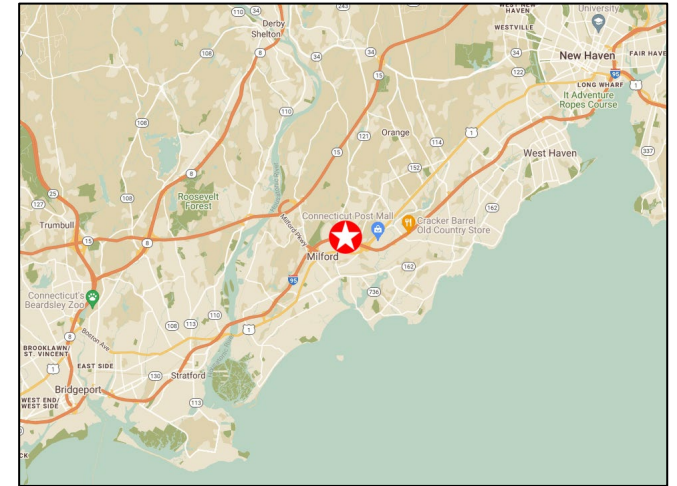


FREIGHT ELEVATOR
(needs 200 amp electrical hook up)

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Conveniently Located

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Next Steps...

To gain access to additional information on this property, please click on the button below to sign our online confidentiality agreement.

[Sign Confidentiality Agreement](#)

To learn more about the zoning regulations applicable to this property, please click on the button below to view the Milford Zoning Regulations. The property is in a Corridor Design Development District – Community Design (CDD1). Regulations regarding this zone begin on Page III-91.

[View Zoning Regulations](#)

To schedule a tour of this property, please call Jon Angel at (203) 335-6600 or click on the button below if viewing this document on your mobile device.

[Call to Schedule a Tour](#)

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