

294 Quarry Road MILFORD, CT 06460



Industrial Property Minutes from I-95 for Sublease at \$10.75/SF Gross + Utilities & Basic Maintenance

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer 11,212 SF of industrial space minutes to I-95 at **294 Quarry Road in Milford, CT**, for sublease at \$10.75/SF gross + utilities & basic maintenance. This freestanding one-story industrial building on 0.91-acre provides approximately 8,312 SF of warehouse space and 2,900 SF of office space. The building features one loading dock, one 14' H x 12' W drive-in door, a kitchenette, a Mercury Vapor LED lighting system, full HVAC, and 20 parking spaces. The property is in a Light Industrial (ID) zone, which permits many uses. The current sublease term expires on April 30, 2023, but can be extended directly with the Landlord.

Located on the corner of Quarry Road and Heenan Drive, 294 Quarry Road in Milford, CT, has easy access to highways, railways, and airports. The property is one mile to I-95 (Exit 40), 4.9 miles to the Merritt Parkway, 3.1 miles to the Milford Metro-North Train Station, and 11.5 miles to Tweed New Haven Airport.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

294 Quarry Road

MILFORD, CT 06460

Financial Information

Lease Rate:	\$10.75/SF Gross + Utilities & Basic Maintenance
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The Site

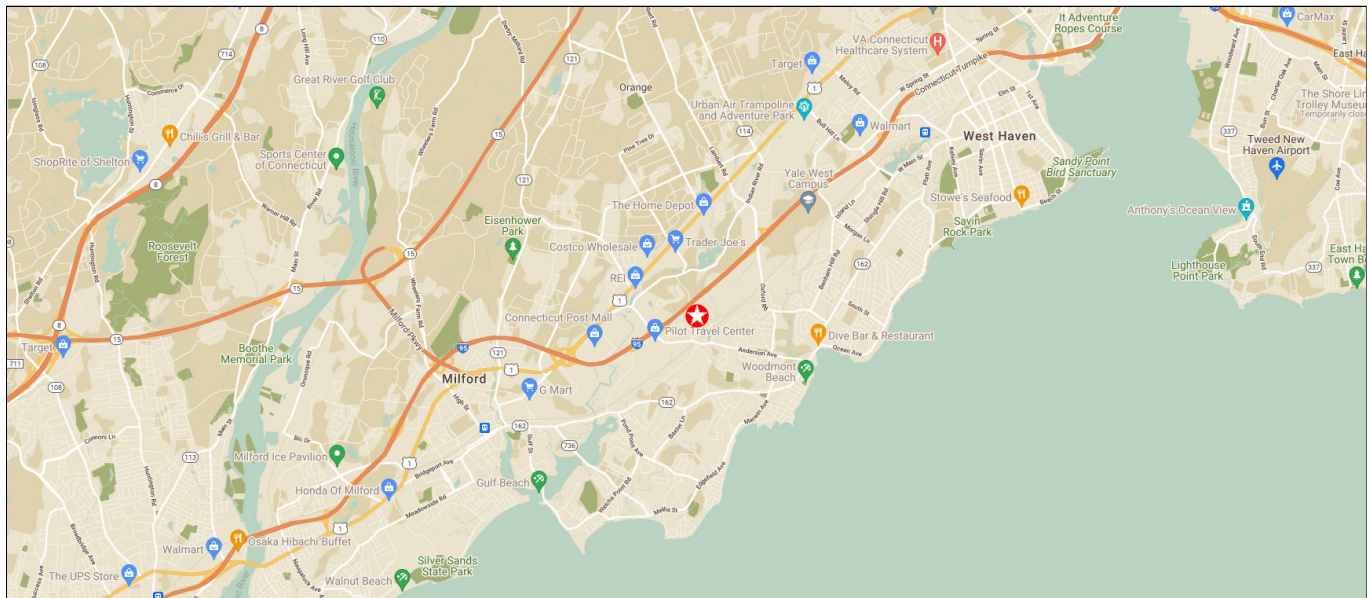
Space Available:	11,212 SF
Building Type:	Industrial Flex
Total Building Size:	11,212 SF
Land:	0.91 Acre
Zoning:	Light Industrial (ID)
Year Built:	2000
Construction:	Block / Steel
Stories:	One
Tenancy:	Single

Features

Parking:	20 Surface Spaces
Ceiling Height:	15.5' to 16.25' Clear
Loading:	One Loading Dock One 14' H x 12' W Drive-in Door
Amenities:	Modern Men's (with shower) & Women's Restrooms, Kitchenette, Mercury Vapor, LED Lighting, and Full HVAC

Utilities

Water/Sewer:	City/Sewer
A/C:	Central Air Conditioning
Heating:	Gas
Power:	800 Amps/240 Volts, 3 Phase 208 Volts & 480 Volts



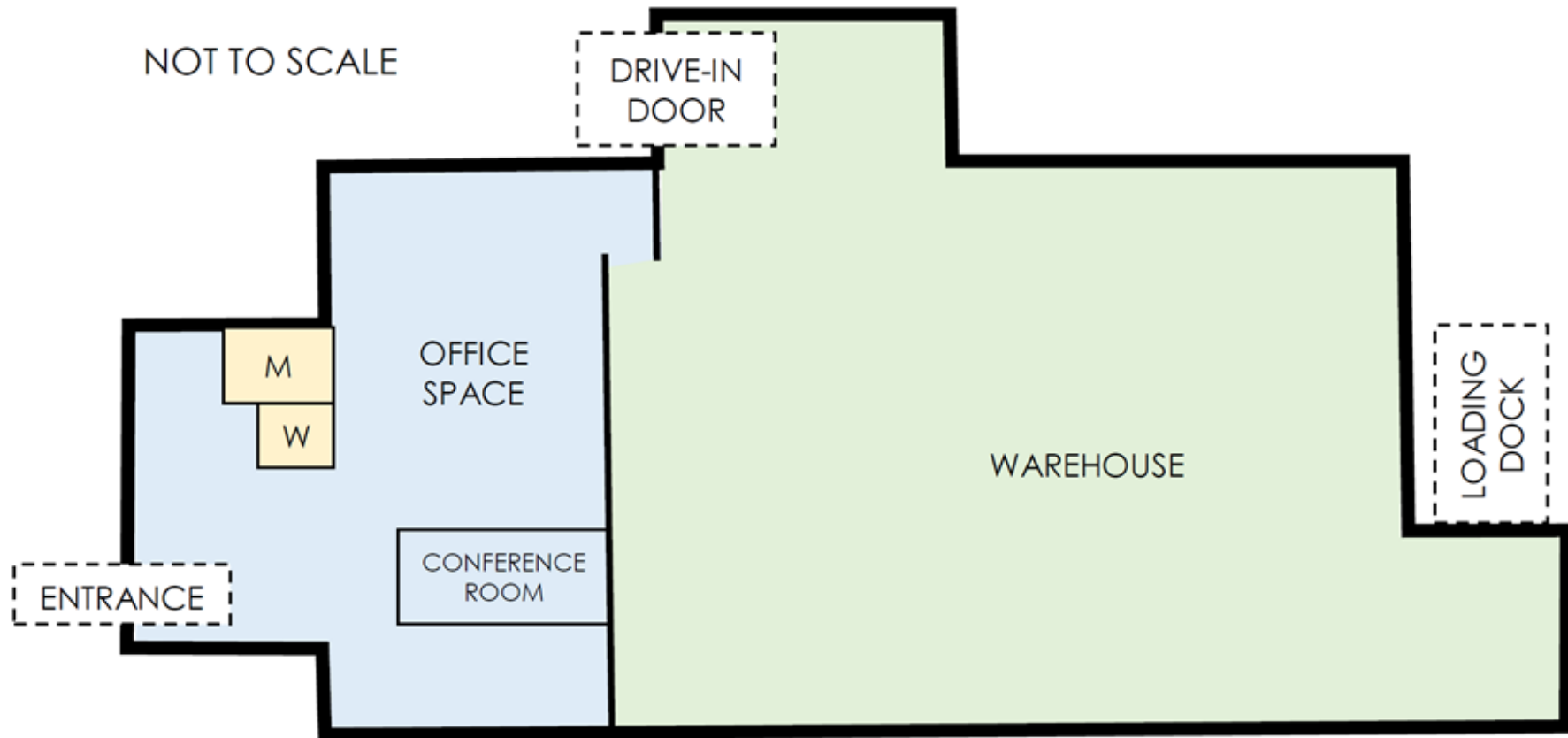
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For Sublease

Floor Plan: 11,212 SF

294 Quarry Road

Milford, Connecticut 06460



BROKER

Jon Angel, President

jangel@angelcommercial.com

(203) 335-6600, Ext. 21

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ANGEL 
COMMERCIAL, L.L.C.