

294 Quarry Road

MILFORD, CT 06460



BROKER:

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ANGEL 
COMMERCIAL, L.L.C.

294 QUARRY ROAD
MILFORD, CT 06460

Industrial Property Minutes from I-95 for Sublease

11,212 SF

0.91 Acres

LEASE RATE

\$10.75/SF

**Gross + Utilities &
Basic Maintenance**



Industrial Property

Minutes from I-95 for Sublease

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. It is minutes to Costco, Trader Joe's, the CT Post Mall, banks, and restaurants.

Financial Information

Lease Rate:	\$10.75/SF Gross + Utilities & Basic Maintenance
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Property Details

Space Available:	11,212 SF
Building Type:	Industrial
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:	Street Signage, Modern Men's (with shower) & Women's Restrooms, Kitchenette, LED Lighting, and Full HVAC

Utilities

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

Floor Plan: 11,212 SF

(NOT TO SCALE)

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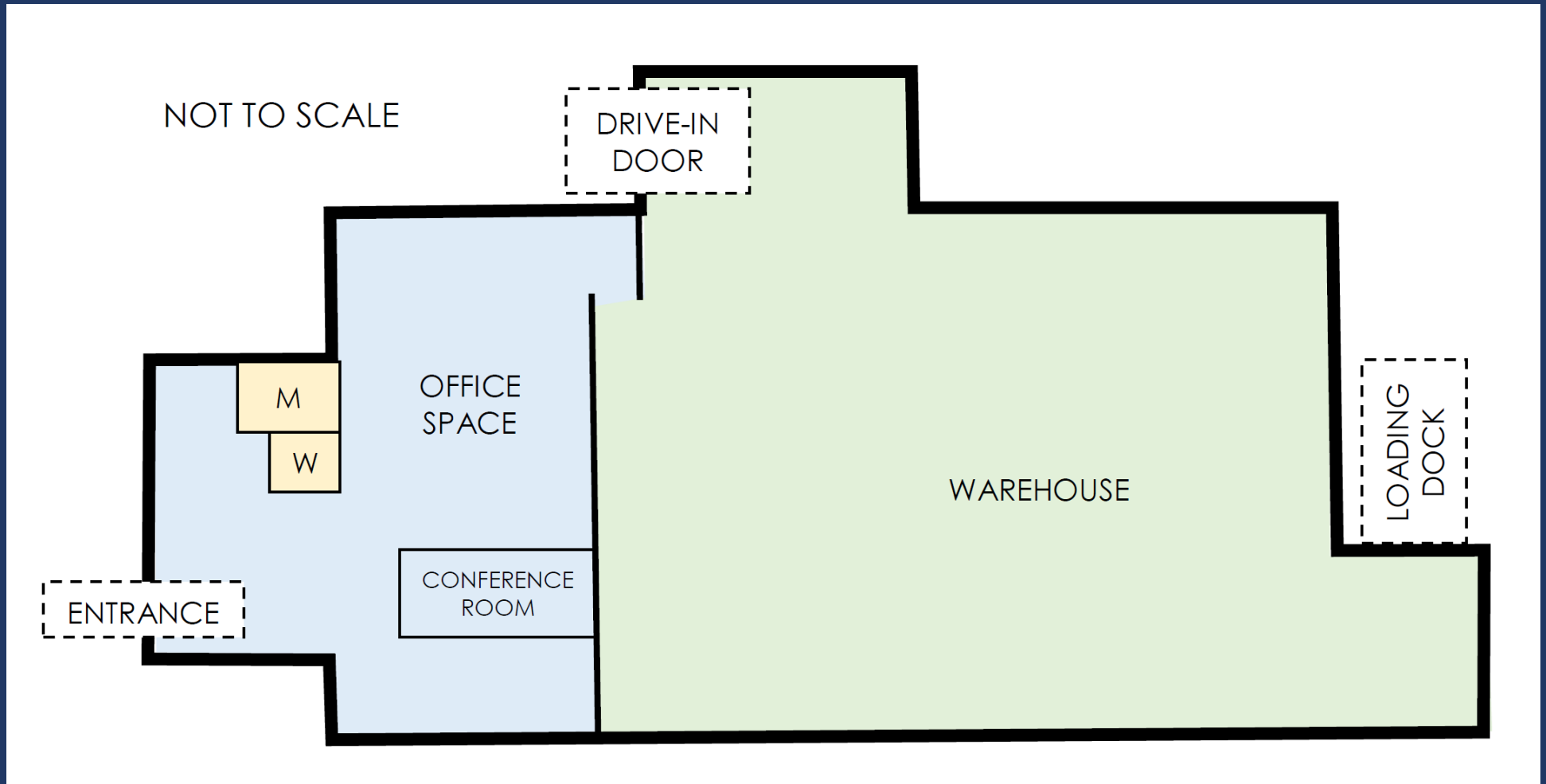


Photo Gallery

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15.5' to 16.25' Clear Ceiling Height

Photo Gallery

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One 14' H x 12' W Drive-in Door

Photo Gallery

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One Loading Dock

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Mercury Vapor LED Lighting & Full HVAC

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Additional Space on Mezzanine

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Reception

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Open Office Area

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Private Office

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Conference Room

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Kitchenette

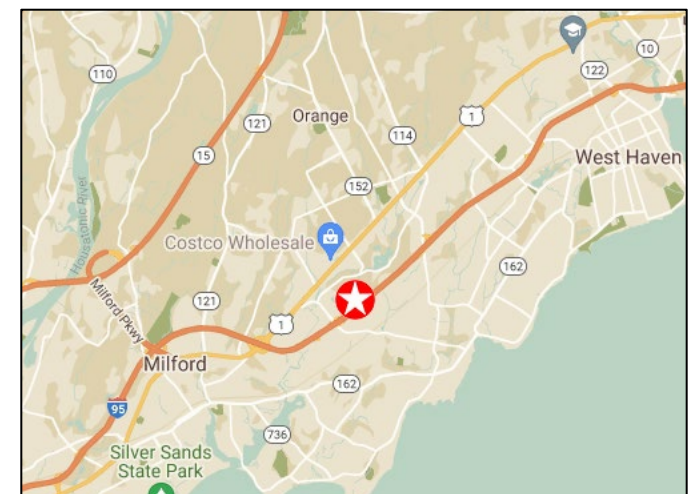
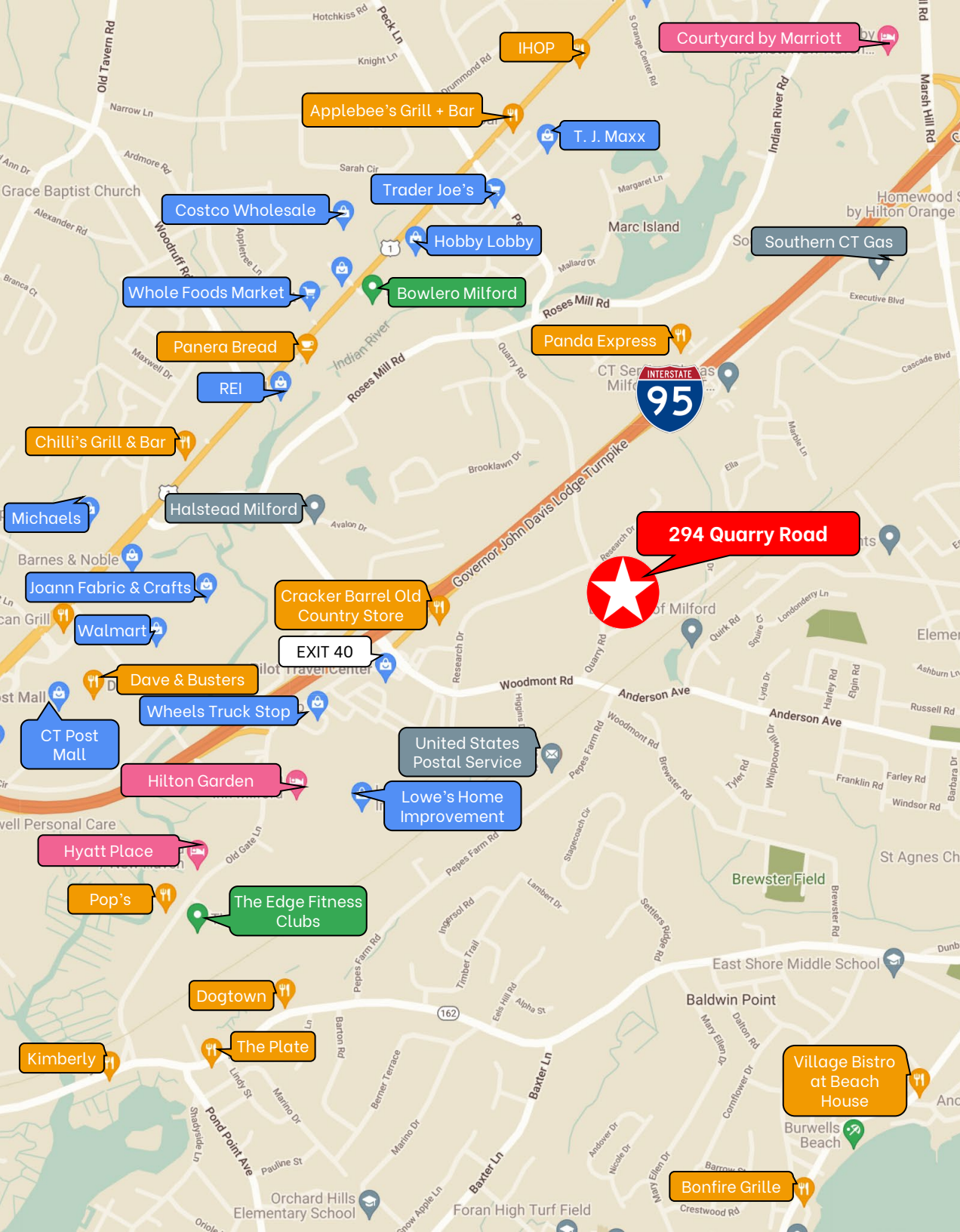


Modern Men's (with shower)
& Women's Restrooms

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Conveniently Located

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Next Steps...

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 Light Industrial (ID) Zone.

[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](#)

[Email to Schedule a Tour](#)

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