

75 Woodmont Road

MILFORD, CT 06460



Industrial Property Minutes from I-95 for Sale at \$915,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer a 10,150 SF industrial building on 0.63 acres at **75 Woodmont Road in Milford, CT**, for sale at \$915,000. This freestanding one-story industrial building features two drive-in doors, a 15' ceiling height, five walk-in freezers, three laboratories, a kitchen, two restrooms, a shower, a locker room, air-conditioned office space, additional storage on the second level in the warehouse, and abundant parking with 24 spaces.

The building requires significant repairs and mold remediation, which can be treated as a credit against the offering price to be mutually agreed upon between the parties.

The property is in a Limited Industrial (LI) zone, permitting many uses. It is 0.4 miles to Route One and near Lowes Home Improvement, Target, Walmart, Home Goods, Whole Foods, REI, Costco, Trader Joe's, McDonald's, Panera Bread, and Cracker Barrel Old Country Store.

75 Woodmont Road is 0.6 miles to I-95 (Exit 40 - Woodmont Road), 2.8 miles from the Milford Parkway Connector to the Merritt Parkway, and 2.9 miles to the Milford Metro-North Train Station.

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.

75 Woodmont Road

MILFORD, CT 06460

Financial Information

Sale Price:	\$915,000
Real Estate Taxes:	\$18,706.70 (2022)

The Site

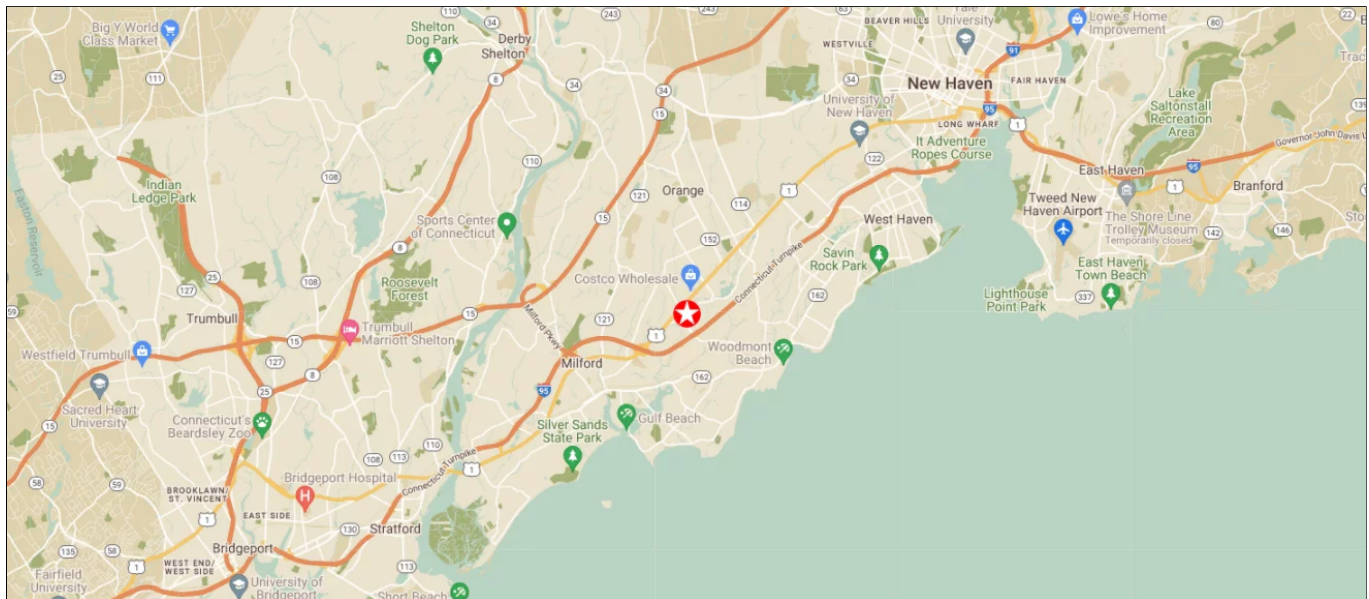
Space Available:	10,150 SF
Building Type:	Industrial Flex
Total Building Size:	10,150 SF
Land:	0.63 Acre
Zoning:	Limited Industrial (IL)
Year Built:	1967
Construction:	Concrete / Cinder Block
Stories:	One
Tenancy:	Single

Features

Parking:	24 Surface Spaces
Ceiling Height:	15'
Loading:	Two Drive-in Doors
Amenities:	Five Walk-In Freezers, Kitchen, Additional Storage on the Second Level in the Warehouse, Two Restrooms, Shower, Locker Room

Utilities

Water/Sewer:	City/City
A/C:	Office Only
Heating:	Gas
Power:	800 Amps, 480 Volts



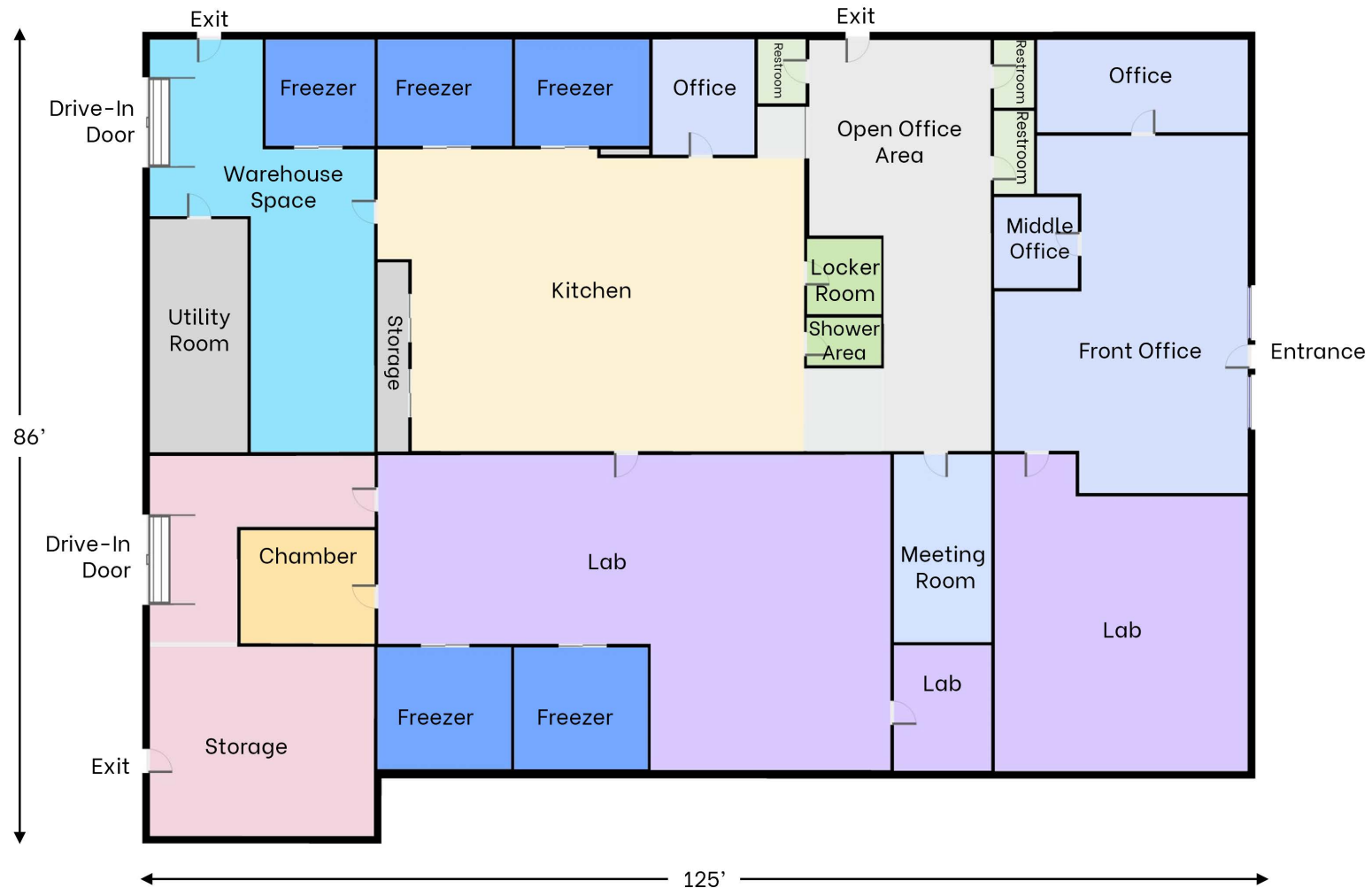
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For Sale

75 Woodmont Road

Floor Plan - Level One: 10,150 SF - **NOT TO SCALE**

Milford, Connecticut 06460



BROKER

Jon Angel, President

jangel@angelcommercial.com

(203) 335-6600, Ext. 21

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ANGEL
COMMERCIAL, L.L.C.

RIGHT OF ENTRY AGREEMENT AND RELEASE AND WAIVER OF LIABILITY

ALL THOSE ENTERING 75 WOODMONT ROAD, MILFORD, CT, MUST SIGN AND ACCEPT THE TERMS OF THIS AGREEMENT BEFORE ENTERING THE PROPERTY.

In consideration of being granted the right to access, view and inspect the property known as **75 Woodmont Road, Milford, Connecticut**, I agree and warrant as follows:

1. I assume all risk of accidents, personal injury, death, property loss or damage sustained or incurred as a result of my presence on the property.
2. I agree to release, discharge, waive, indemnify, and hold Angel Commercial LLC and Sun Farm Corporation harmless from and against all liabilities, causes of action, judgements, claims and all demands whatsoever stemming from my entry and inspection of the property and any individual or individuals who arranged the entry or own or have an interest in the property or accompanied me in viewing the property from any claims for personal injury, death, or property damage I may suffer during the course of entering and remaining on the property.
3. I acknowledge that it is my sole responsibility in visiting the property to weigh the risks and dangers involved and see to my own safety. Included in these risks is the possibility of willful or negligent conduct by others and even myself. I also acknowledge that it is my sole responsibility to be prepared with flashlights and any protective gear for any mold in the building.
4. I acknowledge and agree that I shall not conduct any invasive tests or inspections on the property and shall bear full responsibility, including costs and expenses, to repair any damage to the property as a result of my entry on the property.

By:

ENTER SIGNATURE ABOVE

Date:

Name:

Title:

Company:

Phone:

Address:

Email:

City, State, Zip: