

Offering Brochure

75 Woodmont Road

MILFORD, CT 06460



BROKER:

Jon Angel, President

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ANGEL 
COMMERCIAL, L.L.C.

75 WOODMONT ROAD
MILFORD, CT 06460

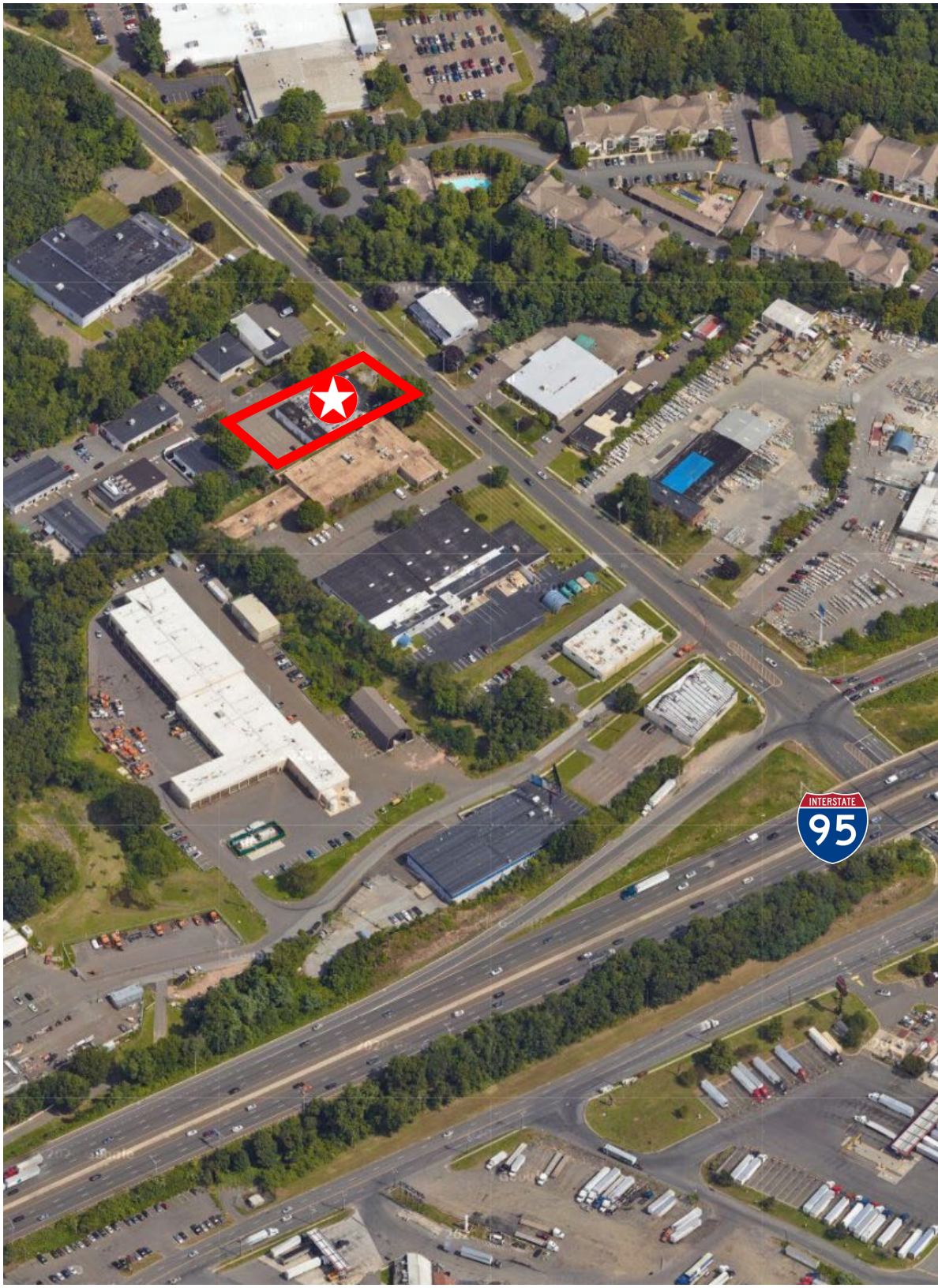
Industrial Property Minutes to I-95 for Sale

10,150 SF

0.63 Acres

SALE PRICE

\$915,000





75 WOODMONT ROAD
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Industrial Property Minutes to I-95 for Sale @ \$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.



Financial Information

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

Property Details

Total Building Size:	10,150 SF
Building Type:	Industrial Research & Development
Land:	0.63 Acres
Zoning:	Limited Industrial (LI)
Year Built:	1967
Construction:	Concrete & Cinder Block
Stories:	One
Tenancy:	Single

Features

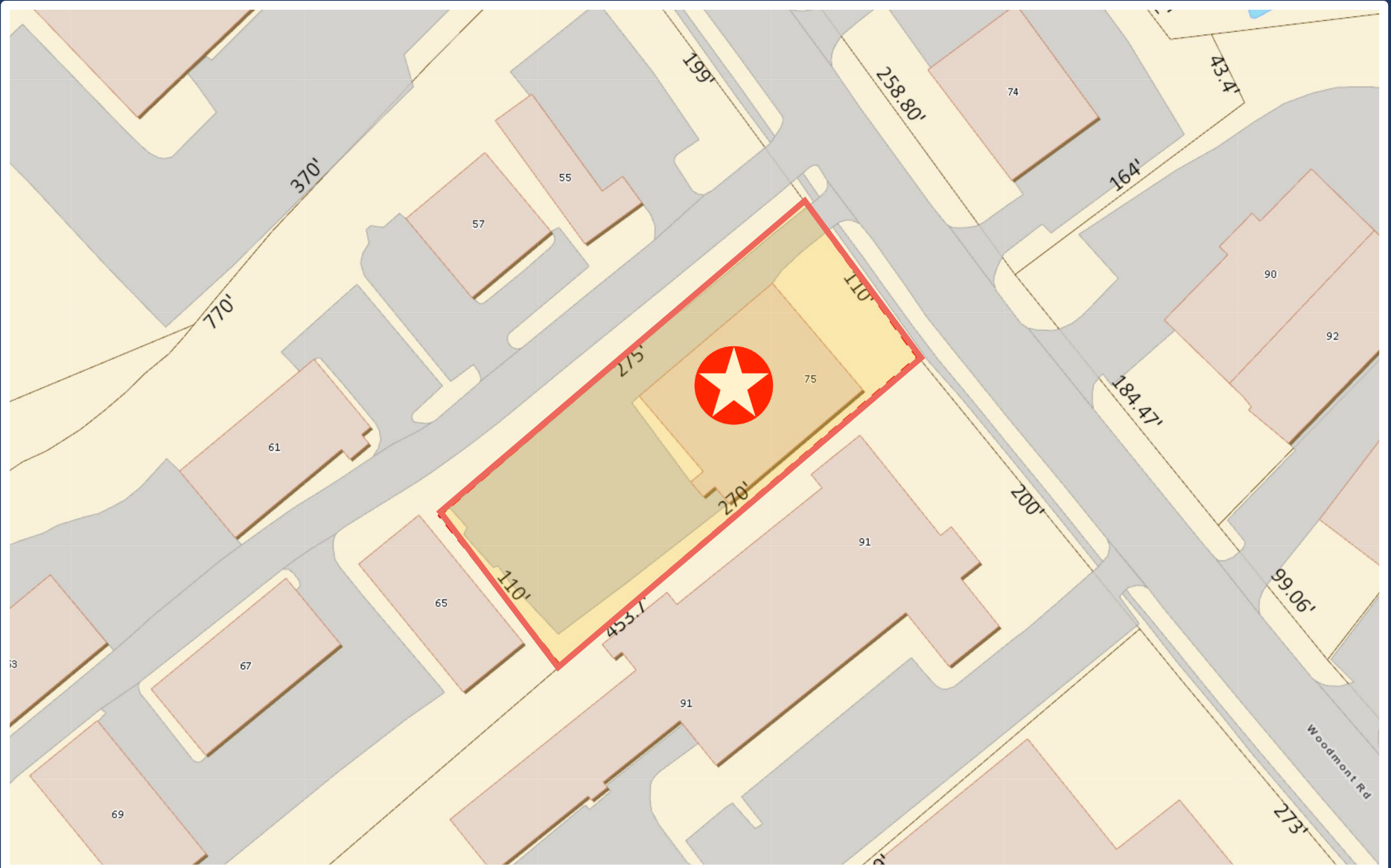
Parking:	24 Surface Spaces
Ceiling Height:	15'
Loading:	Two Drive-In Doors
Amenities:	Five Walk-In Freezers, Kitchen, Additional Storage on the Second Level in the Warehouse, Two Restrooms, Shower, Locker Room

Utilities

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

Parcel Map

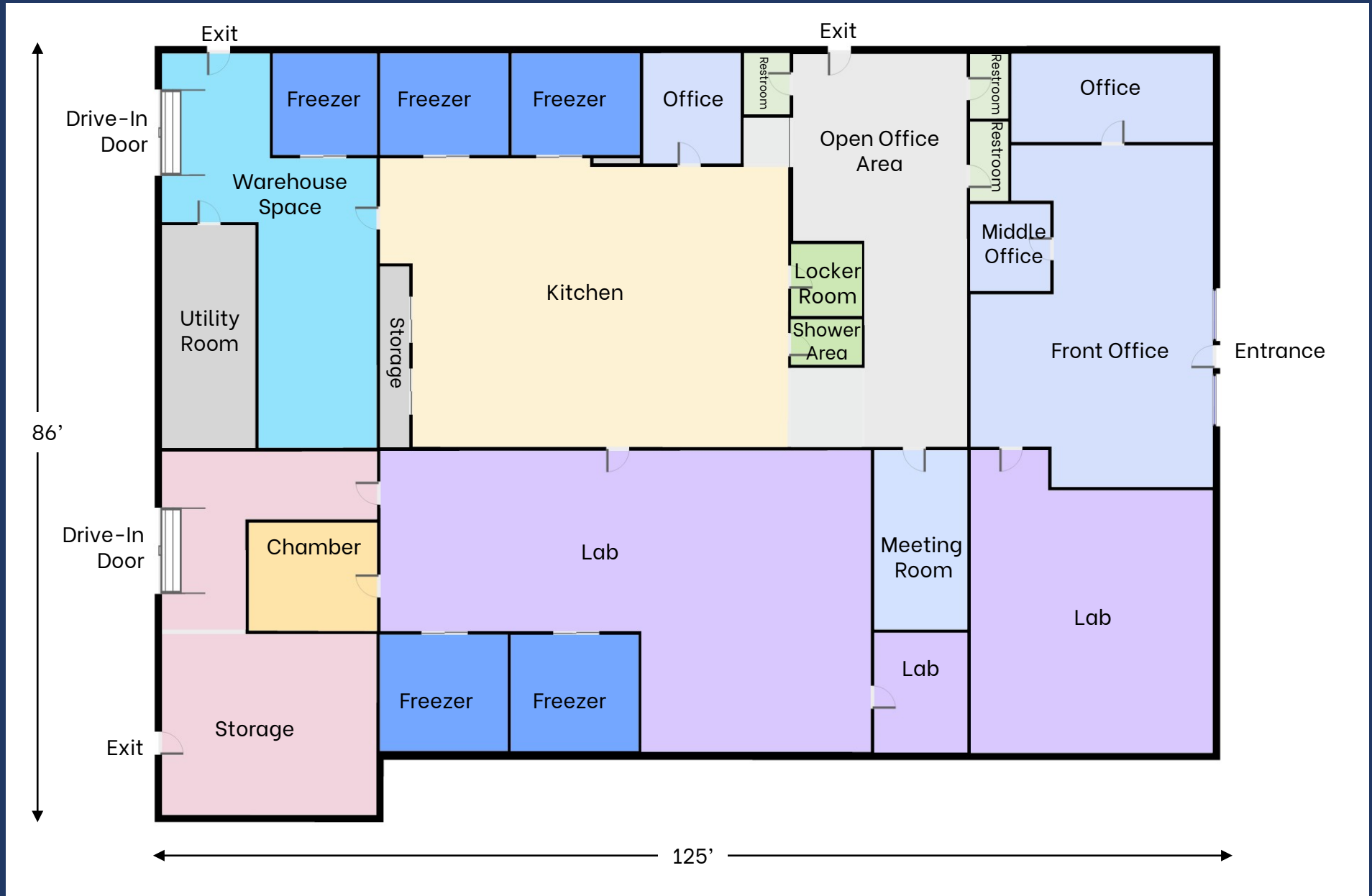
75 WOODMONT ROAD
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Floor Plan: 10,150 SF Level 1

NOT TO SCALE

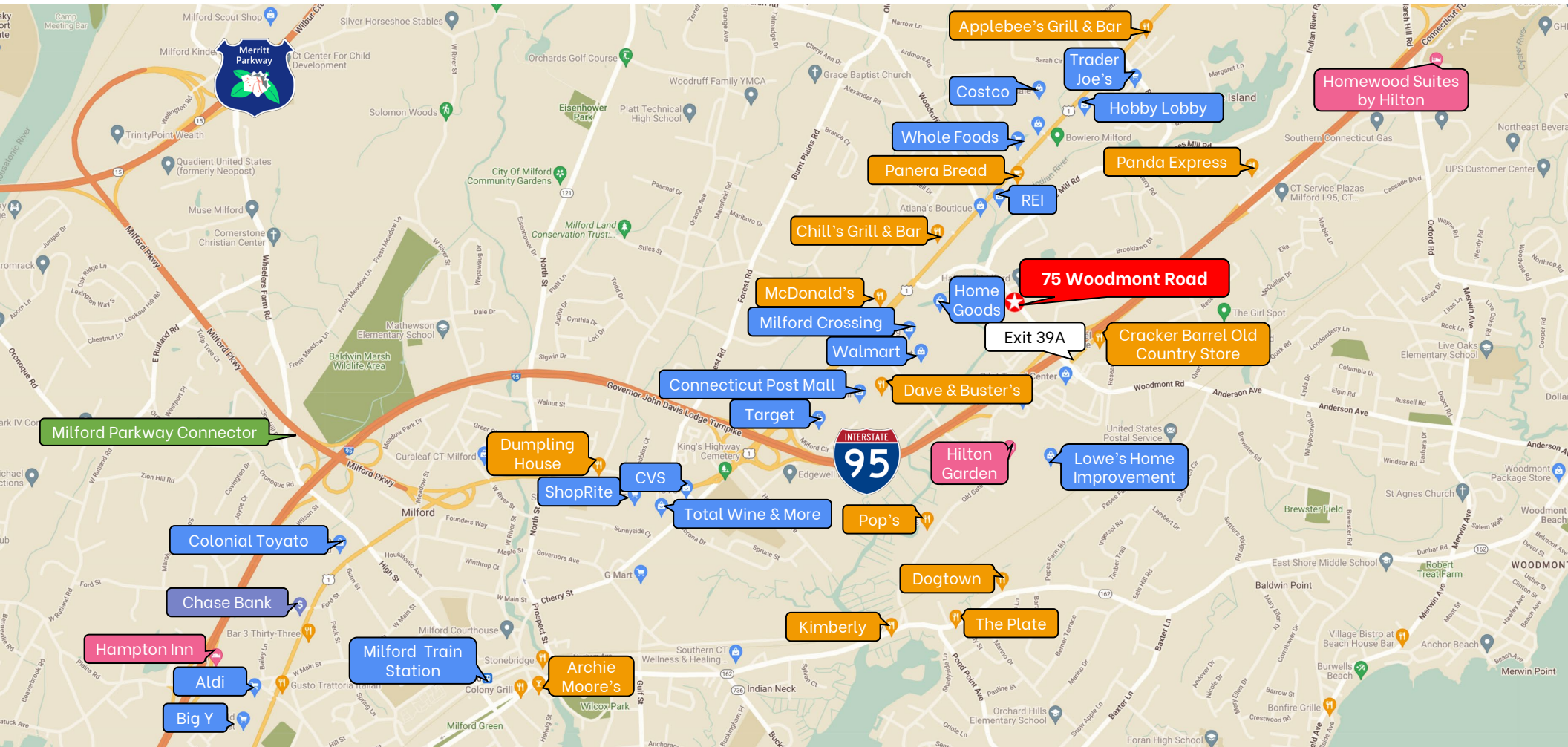
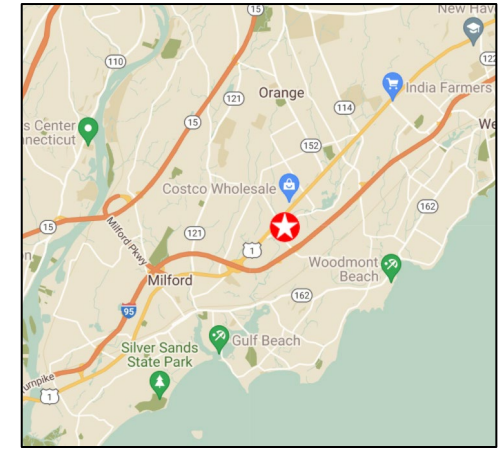
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Conveniently Located

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. The property is in a Limited Industrial (LI) zone, which permits 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.



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 Limited Industrial (LI) zone.

[View Zoning Regulations](#)

To schedule a tour of this property, you must first complete and sign the Right of Entry Agreement & Release and Waiver of Liability Form.

[Click Here to View & Sign Form](#)

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