

Offering Brochure

165 Pepes Farm Road
MILFORD, CT 06460



BROKER:
Jon Angel, President
203.335.6600 | jangel@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

Freestanding Industrial Building, Minutes to I-95, for Lease at \$11/SF Gross + Utilities & Basic Maintenance

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer an 11,240 SF Industrial building on 0.7 acres at 165 Pepes Farm Road in Milford, CT, for lease at \$11/SF Gross + Utilities & Basic Maintenance. With easy access to I-95, the freestanding one-story building features 3,440 SF of air-conditioned office space, 7,800 SF of warehouse space, an 11' 9" ceiling height, a loading dock, a drive-in door, and three restrooms. There is abundant parking with 23 spaces.

The property is in a Limited Industrial (LI) zone which allows many uses including manufacturing, warehousing, offices, computer centers, scientific and research laboratories, and printing and publishing establishments.

165 Pepes Farm Road is located within the highly desirable Milford Industrial Area, minutes from the U.S. Post Office Hub, banks, shopping, restaurants, and hotels. The property is less than one mile to I-95 (Exit 40 -Woodmont Road), 4 miles to the Milford Parkway which connects to the Merritt Parkway (Route 15), 2.4 miles to the Milford Metro-North Train Station, and 11.9 miles to Tweed New Haven Airport.

Financial Information

Lease Rate	\$11/SF Gross + Utilities & Basic Maintenance
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The Site

Space Available:	11,240 SF
Total Building Size:	11,240 SF
Land:	0.7 Acres
Zoning:	Limited Industrial (LI)
Year Built:	1984
Construction:	Concrete / Cinder Block
Stories:	One
Tenancy:	Single

Features

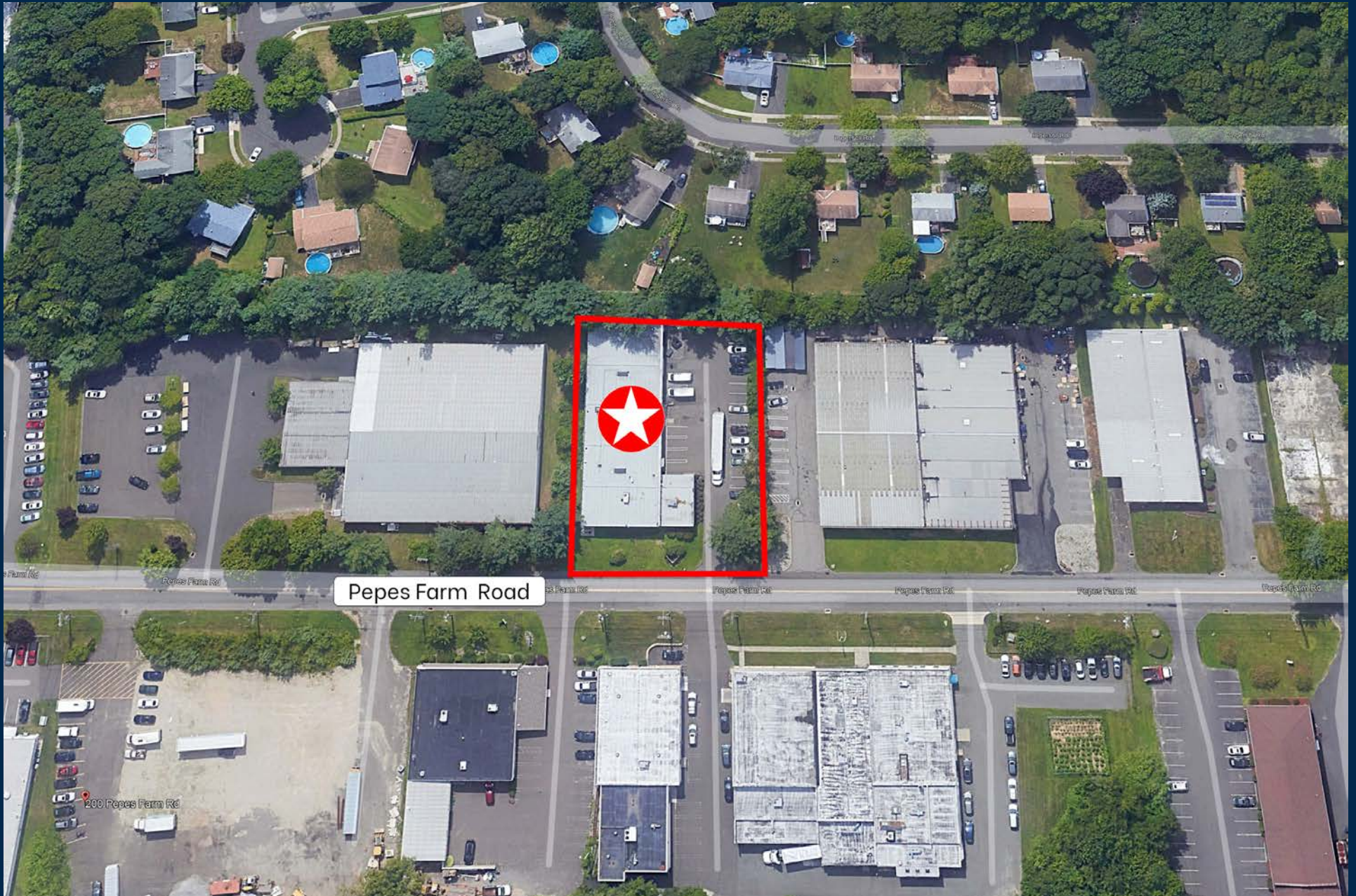
Parking:	23 Spaces
Ceiling Height:	11' 9"
Loading:	One Loading Dock and One Drive-In Door
Amenities:	Wide Span Construction, Signage, Three Restrooms

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning (Office Only)
Heating:	Gas
Power:	400 Amps, 480 Volts, 3-Phase

Aerial View

165 PEPES FARM ROAD
MILFORD, CT 06460



Parcel Map

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Floor Plan: 11,240 SF

NOT TO SCALE

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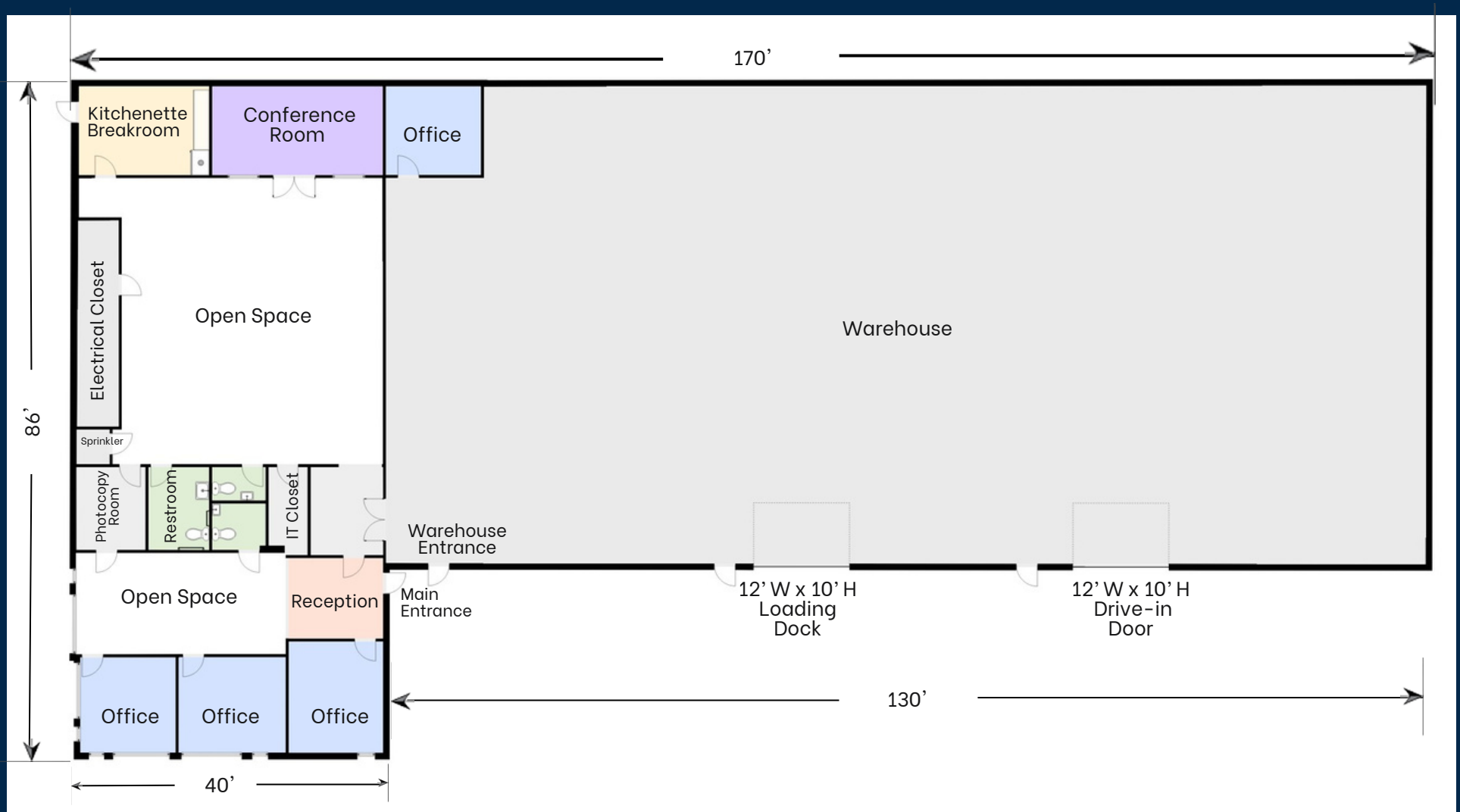


Photo Gallery

165 PEPES FARM ROAD
MILFORD, CT 06460



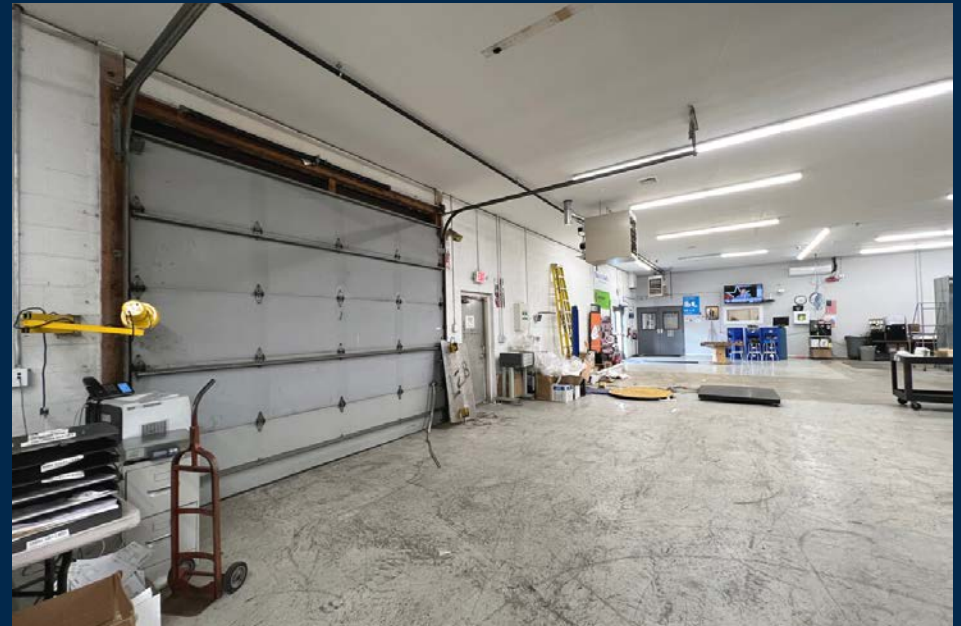
Photo Gallery

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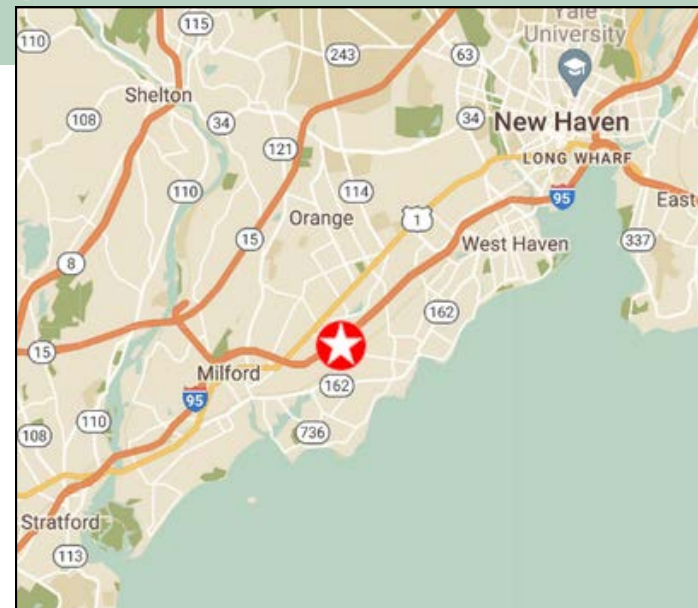
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Conveniently Located

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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 Limited Industrial (LI) Zone.

[View Zoning Regulations](#)

To schedule a tour of this property,
please contact Jon Angel at (203) 335-6600 or jangel@angelcommercial.com,
or click a button below:

[Email to Schedule a Tour](#)

[Call to Schedule a Tour](#)

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.

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