

Industrial Property for Sale

435 WOODMONT ROAD
MILFORD, CT 06460



BROKER:
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ANGEL 
COMMERCIAL, LLC

Industrial Property, Minutes to I-95, for Sale at \$2,100,000

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer a 20,180 SF industrial building on 1.5 acres at 435 Woodmont Road in Milford, CT, for sale at \$2,100,000. With easy access to I-95, the freestanding air-conditioned one-story building features 2,930 SF of office space with a kitchenette, 17,250 SF of warehouse space, a 13'4" clear ceiling height, four restrooms, a drive-in door, and a loading dock with a leveler. There is abundant parking with 35 spaces.

Occupied by Reliable Tool & Die, Inc. since 1992, the property is in a Limited Industrial (LI) zone that allows many uses, including manufacturing, warehousing, offices, computer centers, scientific and research laboratories, and printing and publishing establishments.

435 Woodmont Road is within the highly desirable Milford Industrial Area, minutes from the U.S. Post Office Hub, banks, shopping, restaurants, and hotels. The property is one mile from I-95 (Exit 40 - Woodmont Road), 3 miles from the Milford Parkway, which connects to the Merritt Parkway (Route 15), 2.9 miles from the Milford Metro-North Train Station, and 19 miles to Tweed New Haven Airport.



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Financial Information

Sale Price:	\$2,100,000
Real Estate Taxes:	\$25,523.48 (2023)

The Site

Total Space Available:	20,180 SF
Total Building Size:	20,180 SF
Land:	1.5 Acres
Zoning:	Limited Industrial District (LI)
Year Built:	1987
Construction:	Concrete / Cinder Block
Stories:	One
Tenancy:	Single

Features

Parking:	35 Surface Spaces
Ceiling Height:	13' 4" Clear
Loading:	Loading Dock with Leveler, Drive-in Door
Amenities:	Full HVAC, Kitchenette, Four Restrooms

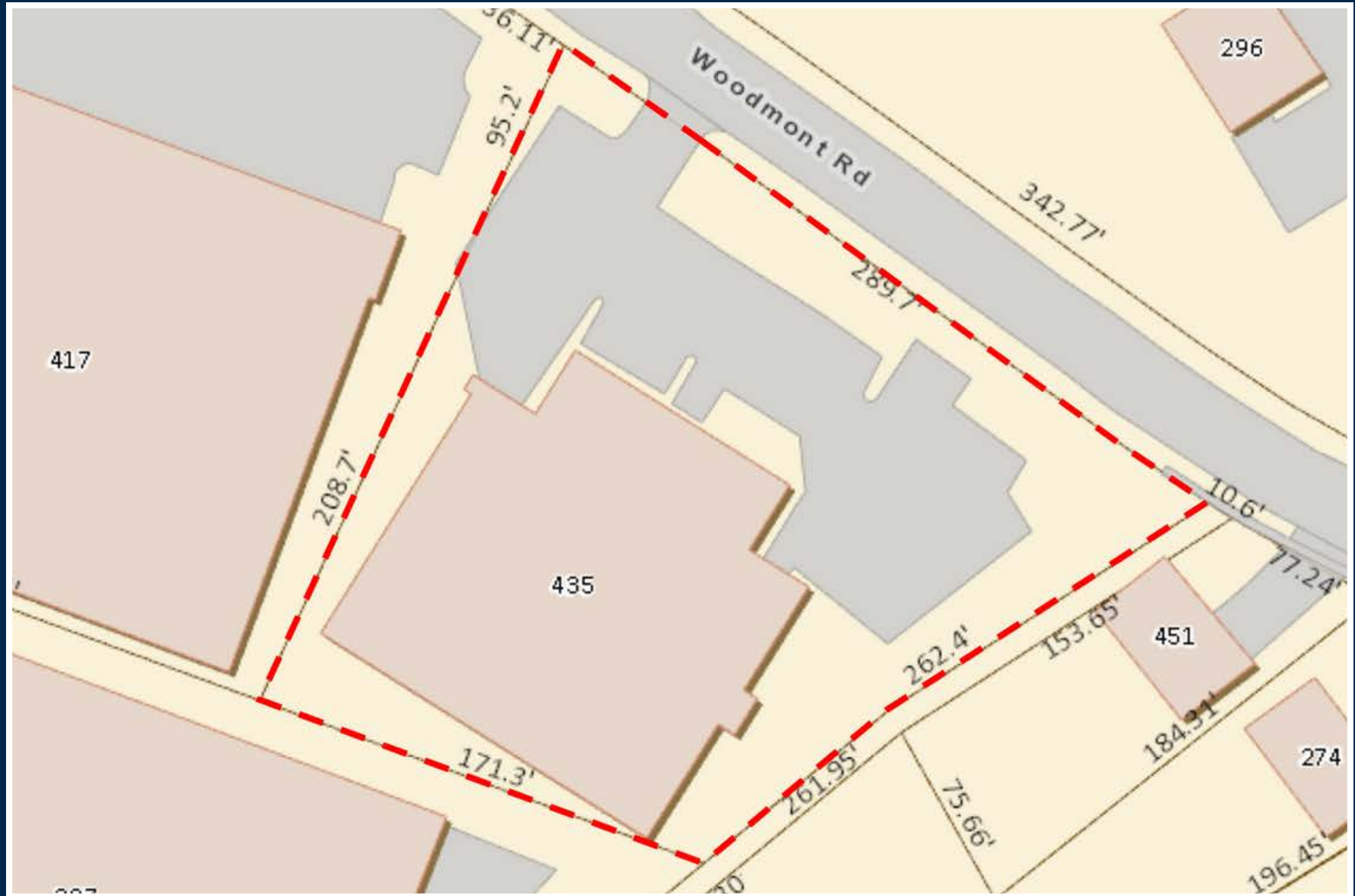
Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	1,200 Amps, 208/120 Volts, 3-Phase, 4-Wire



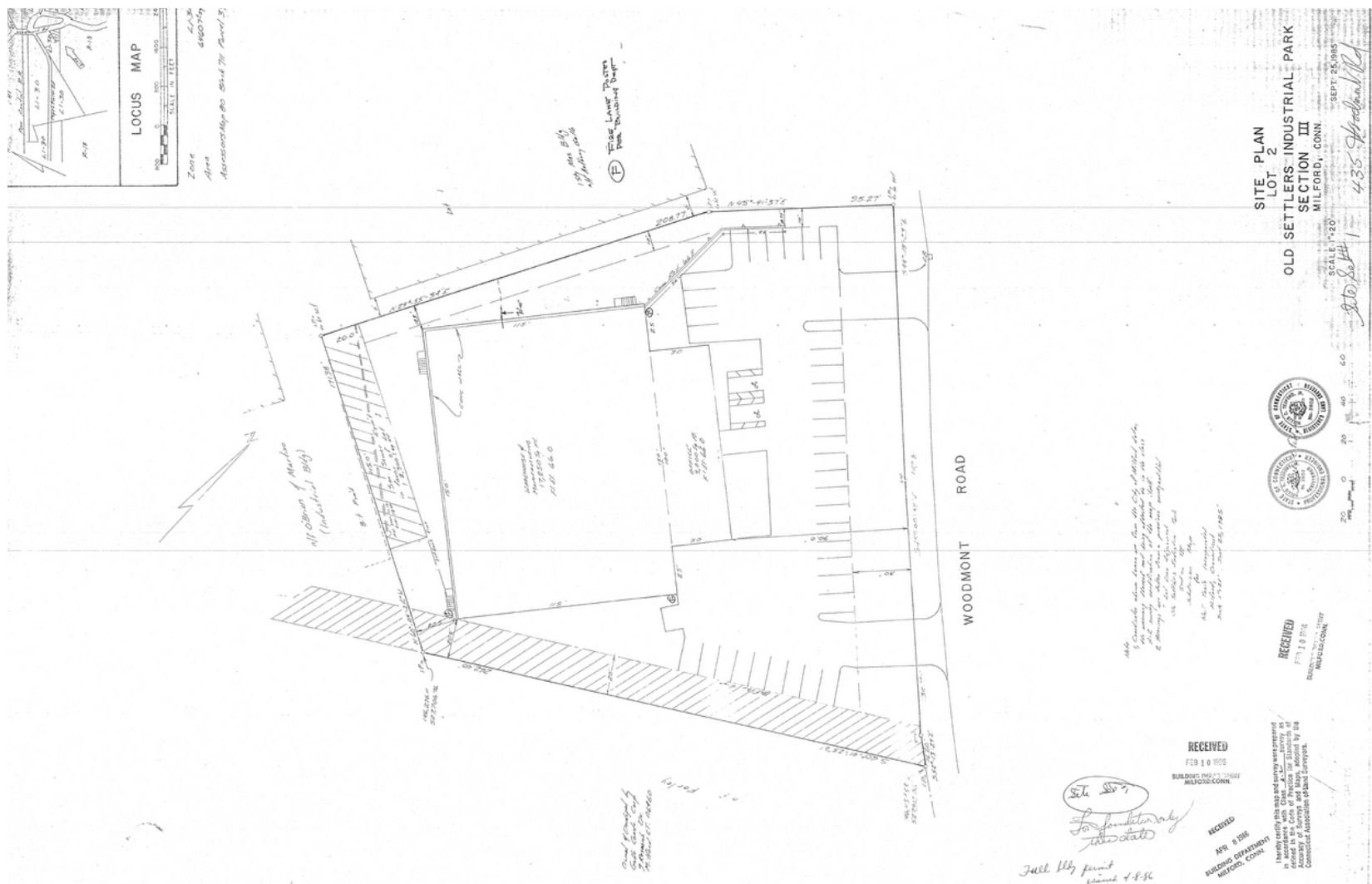
Parcel Map

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Site Plan

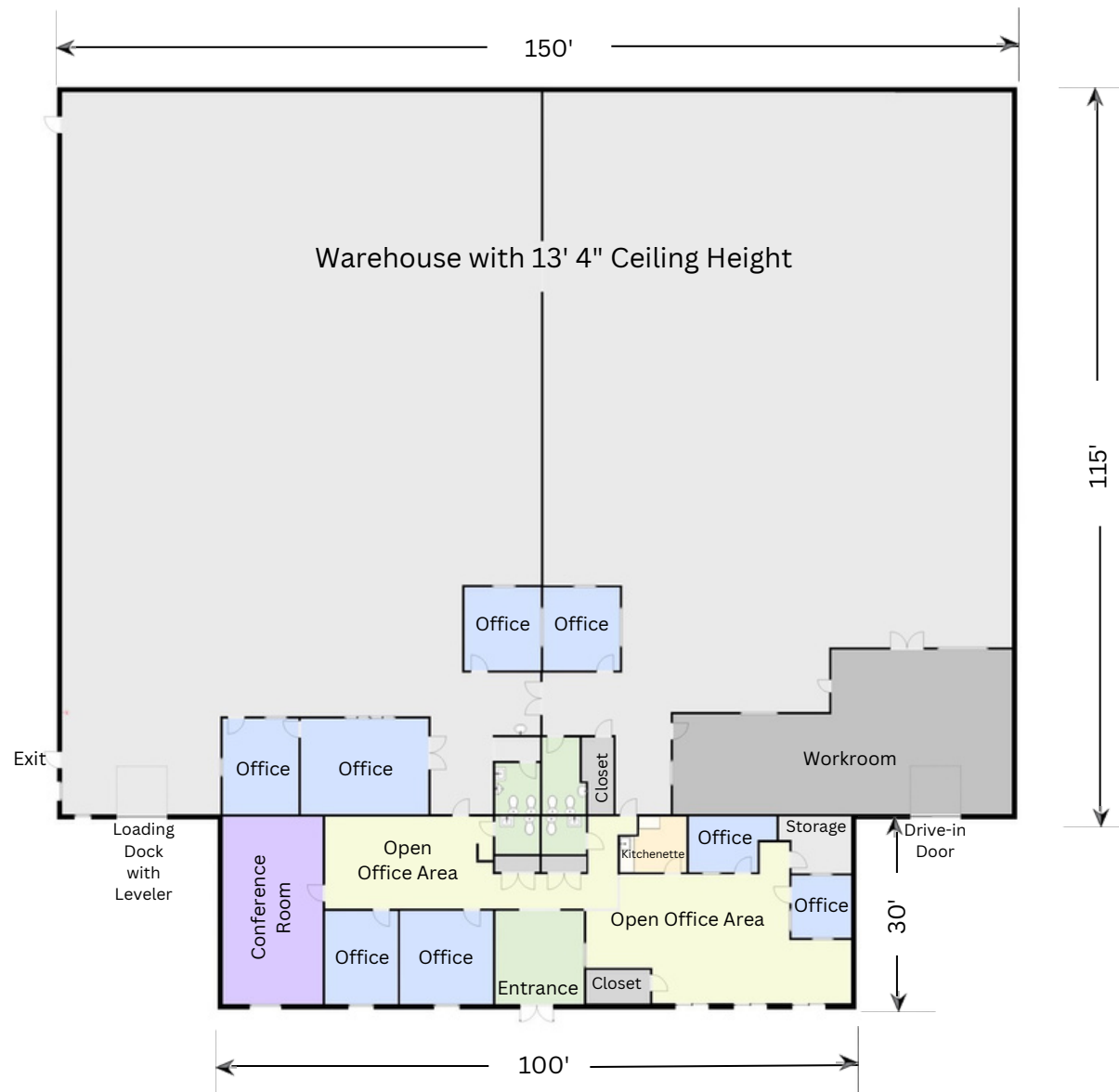
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Floor Plan: 20,180 SF

NOT TO SCALE

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Office

Photo Gallery

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Photo Gallery

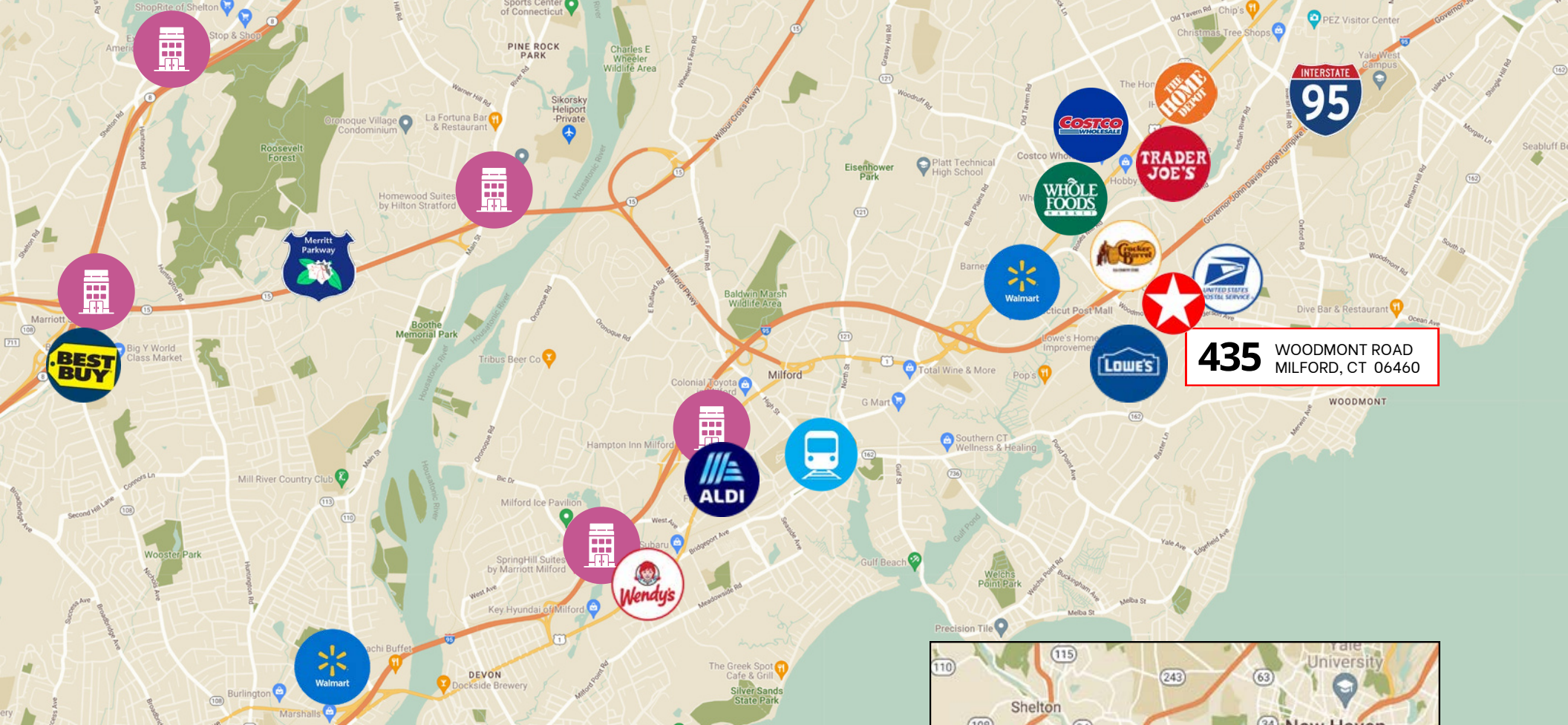
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Photo Gallery

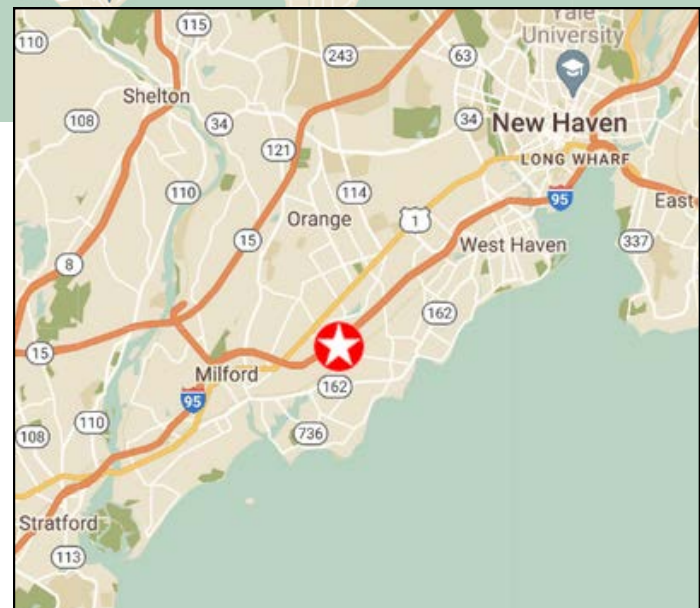
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Conveniently Located

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Next Steps...

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To learn more about the zoning regulations applicable to these properties, 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 Ext. 21
or jangel@angelcommercial.com,
or click a button below:

[Email to Schedule a Tour](#)

[Call to Schedule a Tour](#)

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COMMERCIAL, LLC

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