

90 WOODMONT ROAD MILFORD, CT 06460



5,000-11,735 SF Industrial/Flex Space with Easy I-95 Access for Lease at \$12/SF NNN

Angel Commercial, LLC, as the exclusive broker, is pleased to offer a versatile **11,735 SF** divisible industrial/flex space for lease at **90 Woodmont Road in Milford, Connecticut**, at **\$12/SF NNN**. Located in a prime location in a Light Industrial (LI) zone, the property is ideal for light manufacturing, warehousing, and distribution, with potential for retail/showroom use. With abundant on-site parking and multiple loading options accessible to any size tractor trailer, the building provides exceptional functionality and flexibility for a wide range of businesses.

The property is meticulously maintained by the owner who occupies a small office on the premises. It is protected by a wet sprinkler system and secured by a video surveillance system and alarm system. It can be leased in its entirety or divided as follows:

West Portion - 6,735 SF: This warehouse is cooled by an industrial exhaust fan and includes one 10' x 10' drive-in door and an air compressor. The air-conditioned office area features three private offices, a conference room, a full kitchen, and two bathrooms. Space is accessible via front main entrance, side, and rear doors.

East Portion - 5,000 SF: This side is fully air-conditioned. Warehouse includes one 10' x 10' drive-in door and one loading dock. Office portion features an open plan/showroom area, two private offices, a conference room, a kitchenette, and two bathrooms. Space is accessible via front main entrance, side, and rear doors.

In a prime location directly off I-95 (Exit 40), with close proximity to Route 15, Route 1, the Walmart Shopping Center, and the Westfield Connecticut Post Mall, the property offers easy access to major highways and amenities. It is also only 2.6 miles from the Milford Metro-North Train Station and 68 miles from New York City, enhancing its strategic location for companies seeking well-connected industrial space in Fairfield County.

For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

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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FINANCIAL INFORMATION

Lease Rate:	\$12/SF NNN
NNN Expenses:	\$3.70/SF (2024)

THE SITE

Gross Building Size:	11,968 SF
SF Available:	11,735 SF (Divisible to 5,000 SF)
Building Type:	Industrial Flex
Land:	1.4 Acres
Zoning:	Light Industrial (LI)
Year Built:	1962
Construction:	Masonry
Stories:	One
Tenancy:	One to Two

FEATURES

Traffic Count:	10,677 Average Daily Volume
Parking:	Abundant
Loading:	Two 10' W x 10' H Drive-In Doors, One 10' W x 10' H Loading Dock
Ceiling Height:	12' 4" Clear
Amenities:	Wet Sprinkler System, Video Surveillance Security System, Air Compressor

UTILITIES

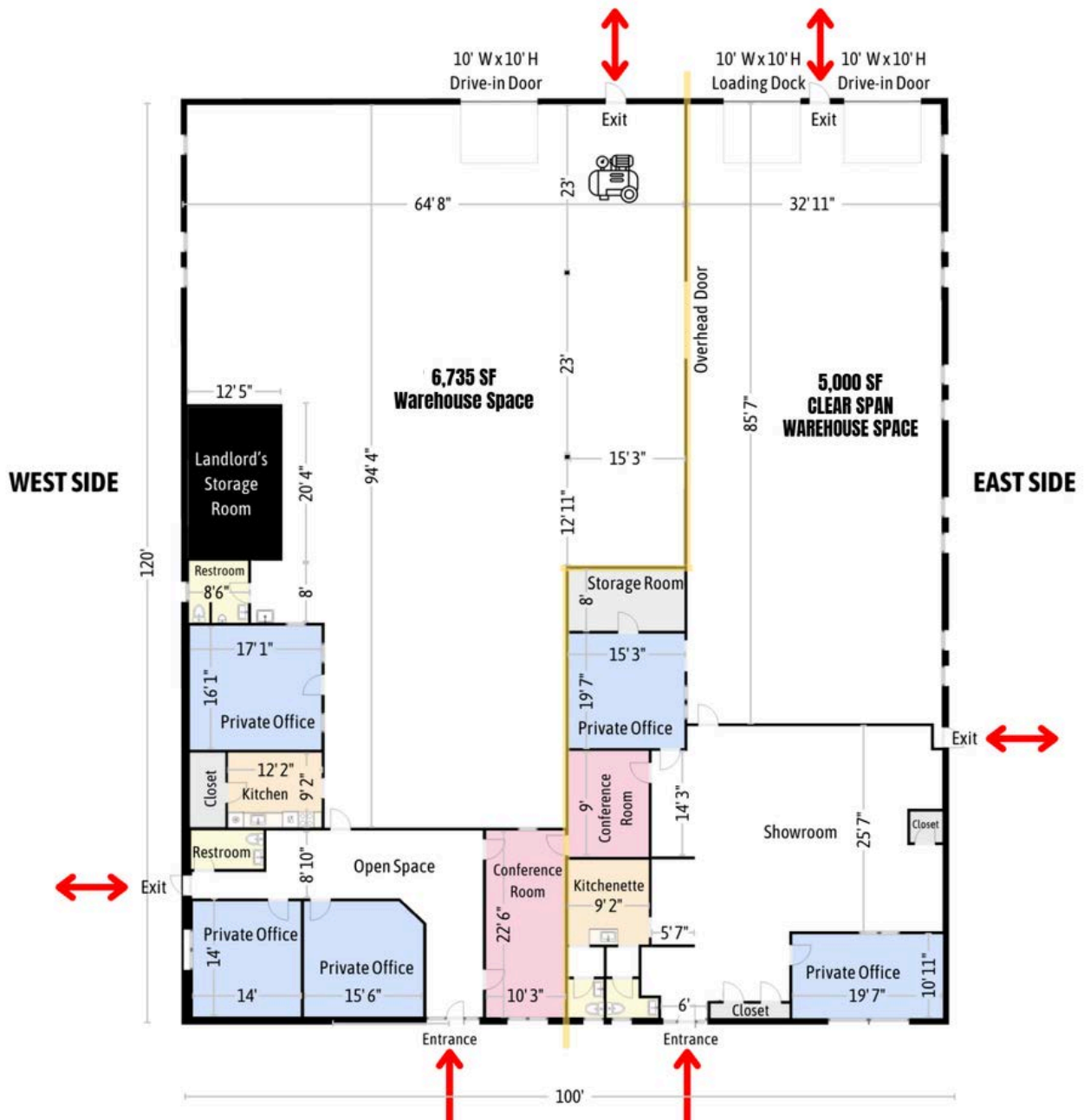
Water/Sewer:	City/City
Heating:	Gas
A/C:	Central Air Conditioning (Left Warehouse Cooled by Industrial Exhaust Fan)
Power:	600 Amps, 3-Phase



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FLOOR PLAN



Disclaimer: All measurements are approximate and are provided for general informational purposes only. The floor plan is not to scale and may not accurately reflect the actual layout or dimensions of the space. Prospective tenants or buyers should independently verify all information and conduct their own inspections to confirm accuracy.