O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



FOR LEASE

80 Wampus Lane, Milford, CT 06460

UP TO 86,301± SF INDUSTRIAL SPACE AVAILABLE

LEASE RATE $8.50/SF NNN

HIGHLIGHTS

- 167,993± SF Industrial Building
- Multiple spaces available
- 500 Parking Spaces
- 7 Dock Doors
- 3 Drive-in Bays
- Less than 1 Mile to I-95
- Proximity to the Port of New Haven (11 Miles) and Tweed-New Haven Airport (14 Miles)



CONTACTS

Mark Berkowitz | (860) 761-6009
mberkowitz@orlcommercial.com

Will Braun | (203) 643-1008
wbraun@orlcommercial.com

J. Richard Lee | (203) 643-1006
rlee@orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR LEASE

LEASE RATE $8.50/SF NNN

80 Wampus Lane, Milford, CT 06460

UP TO 86,301± SF INDUSTRIAL SPACE

BUILDING INFORMATION

GROSS BLD. AREA: 167,993± SF
AVAILABLE AREA: 86,301± SF total
WAREHOUSE 1: 37,284± SF
WAREHOUSE 2: 34,310± SF
WAREHOUSE 3: 11,077± SF
OFFICE: 3,630± SF
DRIVE-IN DOORS: 3
LOADING DOCKS: 7
CLEAR HEIGHT: 14'
COLUMN SPACING: 30' x 30'
CONSTRUCTION: Steel, Masonry
ROOF TYPE: TPO (new roof in 2023)
YEAR BUILT: 1942, Renovated 2000

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC
HEAT: Gas
SPRINKLERED: Wet System
ELECTRIC/POWER:
WH 1 & 2: 400amp, 240V, 3PH
WH 3: 200amp, 240V, 3PH
Able to easily increase capacity if necessary

SITE INFORMATION

SITE AREA: 9.24± Acres
ZONING: ID - Industrial
PARKING: 500 Spaces
HWY ACCESS: I-95, Exit 40

UTILITIES

SEWER/WATER: Municipal
GAS: Yes

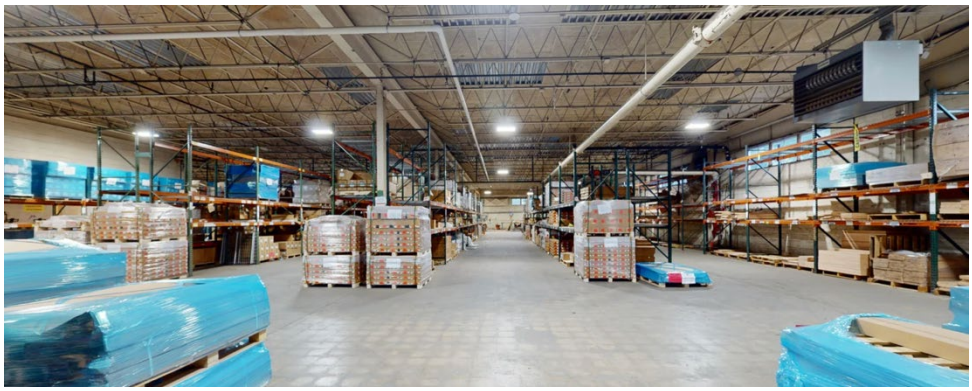
TAXES

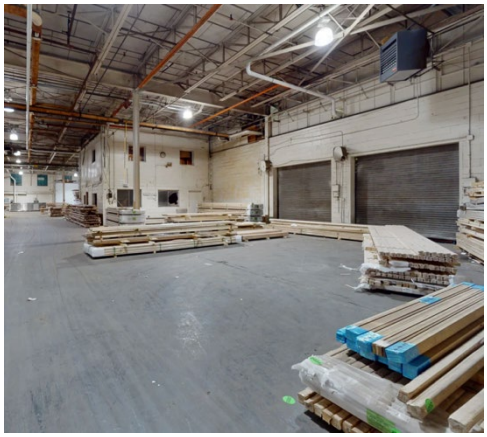
ASSESSMENT: $ 3,213,880
MILL RATE: 29.55
TAXES: $94,916/year ($0.56/SF)

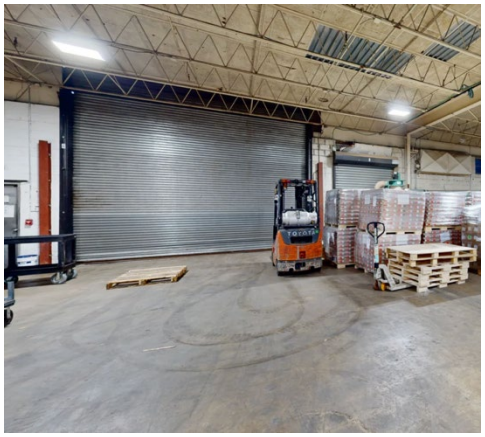
EXPENSES

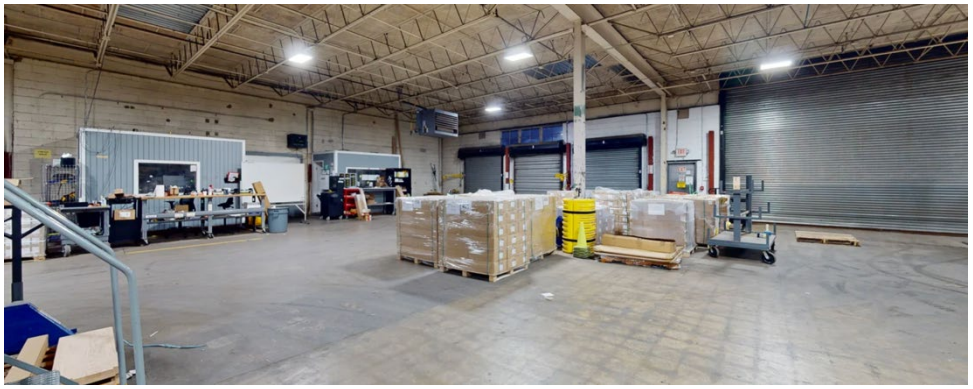
RE TAXES:	☑ Tenant ☐ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☑ Tenant ☐ Landlord
MAINTENANCE:	☑ Tenant ☐ Landlord

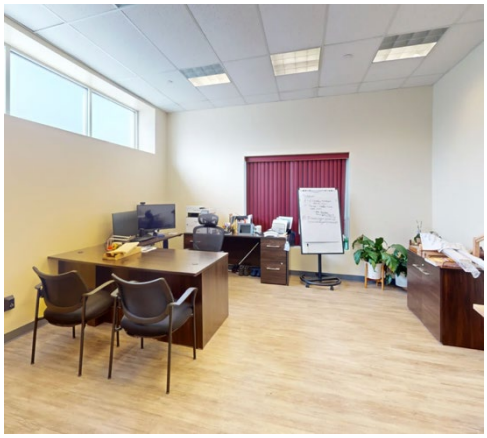
NNN EXPENSES: $1.61/SF
(Taxes: $0.56, Insurance: $0.35, CAM: $0.70)













CONTACTS

Mark Berkowitz | (860) 761-6009
mberkowitz@orlcommercial.com

Will Braun | (203) 643-1008
wbraun@orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.