EXECUTIVE SUMMARY

Industrial Property for Sale or Lease in Milford, CT, Minutes to Major Thoroughfares

615 Plains Road

Milford, Connecticut 06460

For Sale at ~~$1,500,000~~ **$1,300,000** or
Lease at $12.00/SF NNN

- 13,600 SF industrial building on 3.32 acres features 10 drive-in doors, 22'-24' ceiling height, and abundant parking.
- In a Limited Industrial District Zone suitable for manufacturing, fabrication, assembling, warehousing, offices, computer centers, laboratories, and other uses.
- Neighbors include Thunder Performances, Orchid Connecticut, United Indoor Soccer, Tribus Beer Company, and Cadcom.
- Conveniently located 1.2 miles from I-95 (Exit 36), 2 miles from the Milford Parkway Connector to the Merritt Parkway (CT-15), and 2.4 miles to the Milford Metro-North Train Station.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL COMMERCIAL, L.L.C.

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.

Contents

Fact Sheet	3
A2 Survey	4
Floor Plan	5
Location Map	6
Photo Gallery	7
Zoning Regulations	8

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL COMMERCIAL, L.L.C.

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.

615 Plains Road

Milford, Connecticut 06460

Industrial Property for Sale or Lease in Milford, CT, Minutes to Major Thoroughfares: 13,600 SF industrial building on 3.32 acres features 10 drive-in doors, 22'-24' ceiling height, and abundant parking. The property is in a Limited Industrial District Zone and is suitable for manufacturing, fabrication, assembling, warehousing, offices, computer centers, laboratories, and other uses.

Neighbors include Thunder Performances, Orchid Connecticut, United Indoor Soccer, Tribus Beer Company, and Cadcom.

The property is conveniently located 1.2 miles from I-95 (Exit 36), 2 miles from the Milford Parkway Connector to the Merritt Parkway (CT-15), and 2.4 miles to the Milford Metro-North Train Station.

The Site

Space Available:	13,600 SF
Total Building Size:	13,600 SF
Land:	3.32 acres
Real Estate Taxes:	$15,421.08 (2020)
Zoning:	LI (Limited Industrial District)
Year Built:	1982
Construction:	Aluminum Siding
Stories:	One
Tenancy:	Single

Features

Parking:	Abundant
Ceiling Height:	22'-24'
Loading:	10 Drive-in Doors (Two 12' H & Eight 14' H)
Amenities:	Mezzanine, Men's & Women's Restrooms in Office Plus Restroom in Warehouse

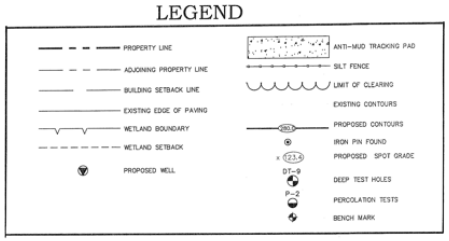
Utilities

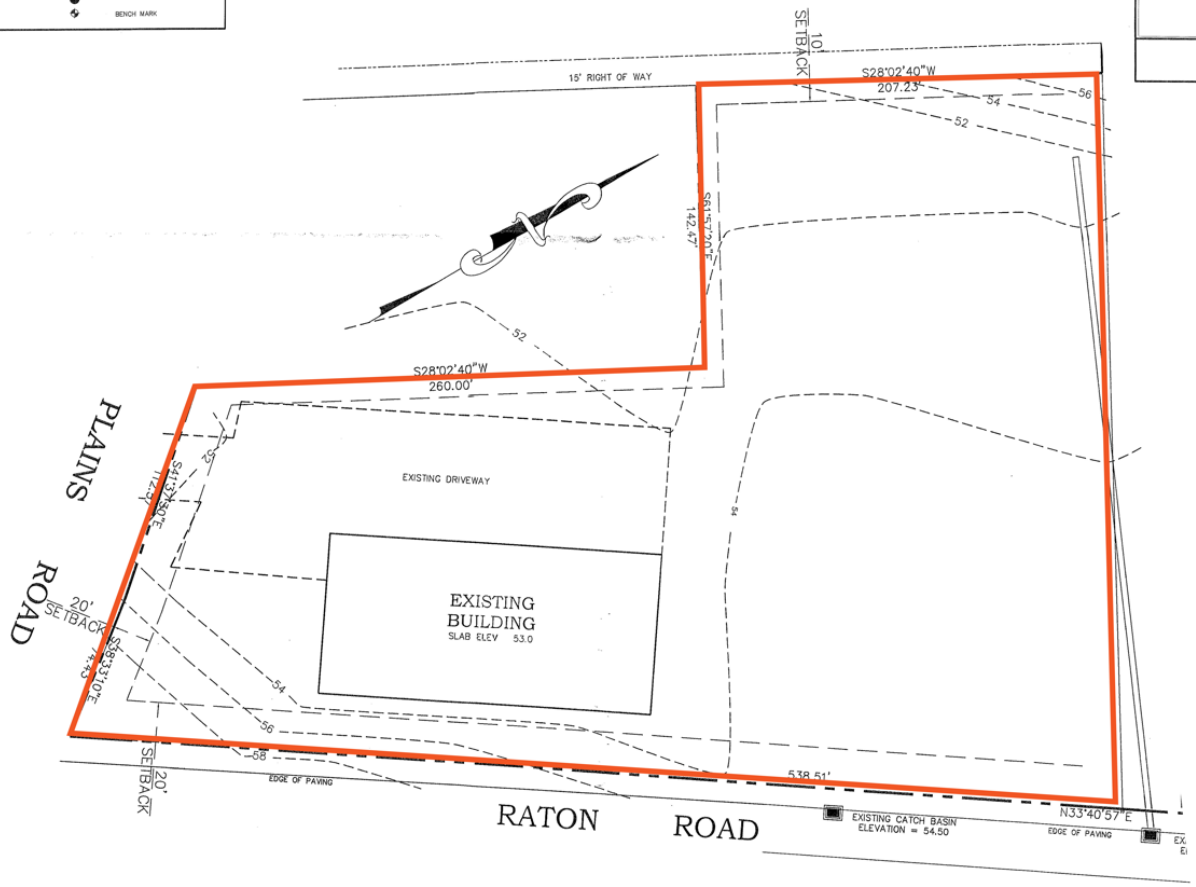
Water:	City
Heating:	Gas
Power:	400 Amps @ 240 Volts, 3 Phase, 4 Wire

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

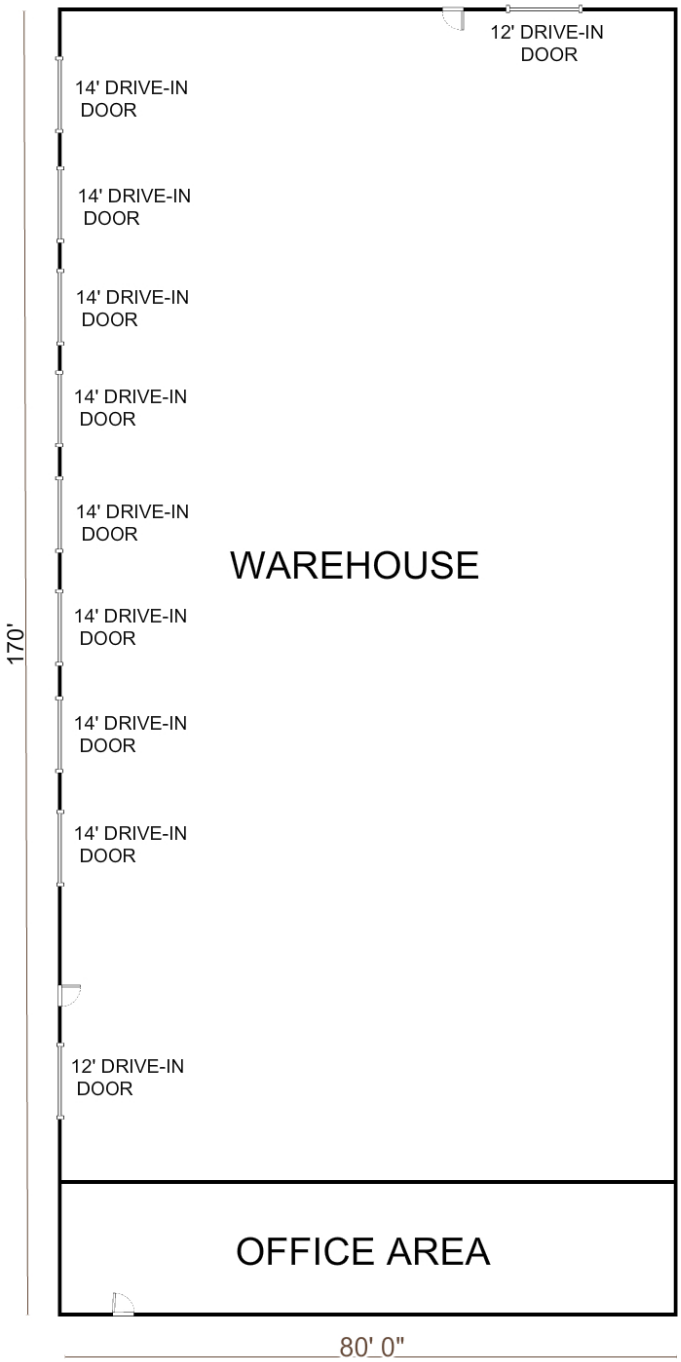
ANGEL COMMERCIAL, L.L.C.

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.





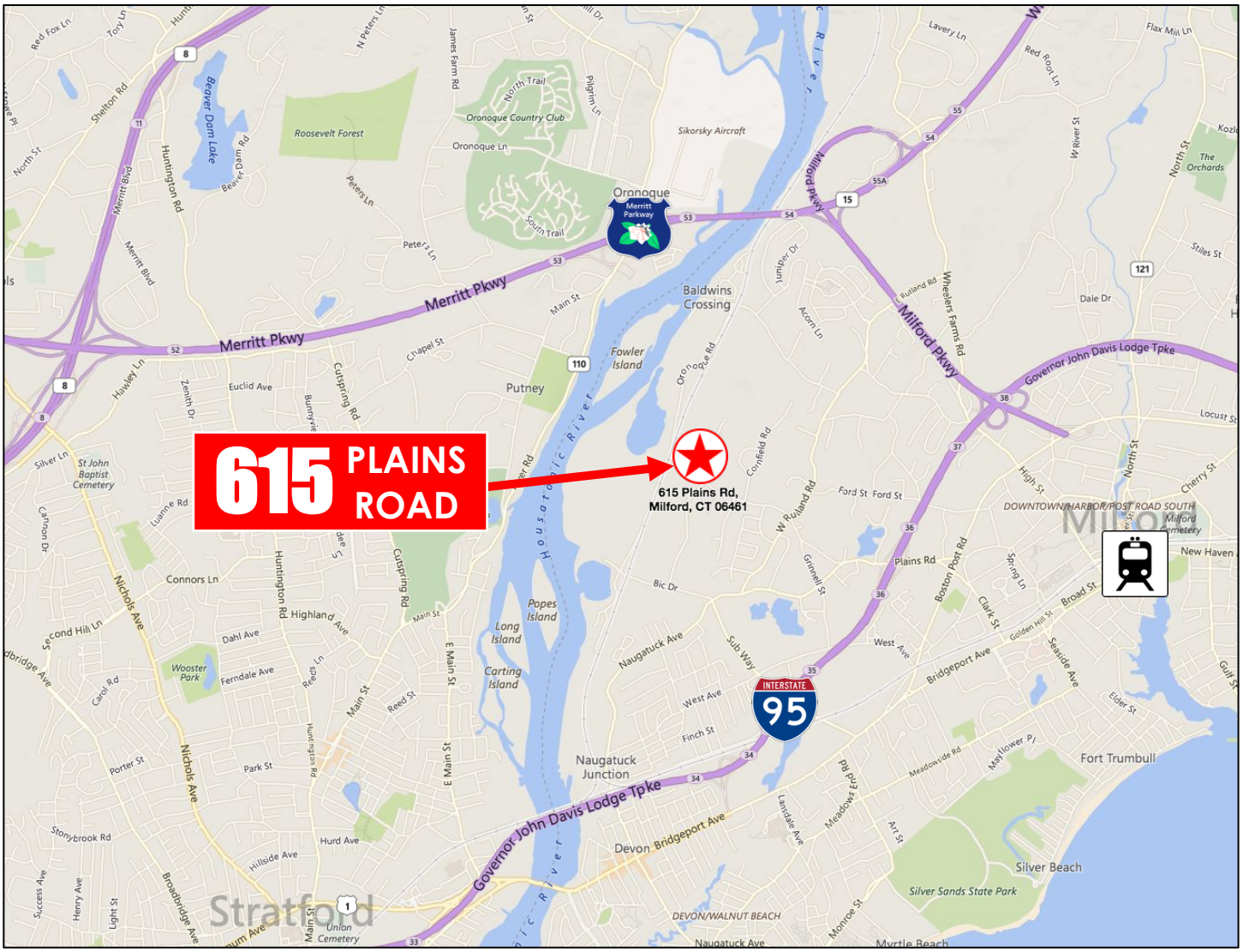
No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL COMMERCIAL, L.L.C.

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.



Conveniently located 1.2 miles from I-95 (Exit 36),

2 miles from the Milford Parkway Connector to the Merritt Parkway (CT-15),

and 2.4 miles to the Milford Metro-North Train Station.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL COMMERCIAL, L.L.C.

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.

EIGHT 14' H DRIVE-IN DOORS

TWO ADDITIONAL 12' H DRIVE-IN DOORS

ABUNDANT PARKING

WAREHOUSE

MEZZANINE

OFFICE AREA

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL COMMERCIAL, L.L.C.

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.

Limited Industrial District (LI)

For complete zoning regulations, please visit the City of Milford website.

SECTION 3.10.. LIMITED INDUSTRIAL DISTRICT: LI

3.10.1 Permitted Uses: Subject to all other applicable provisions and limitations of these Regulations the Board shall permit the following buildings or uses in Limited Industrial Districts, subject to Site Plan Approval in accordance with ARTICLE VII, and Section 3.10.1.11.

3.10.1.1 The manufacturing, fabricating, assembling or processing of goods or products; provided that the principal use is within a completely enclosed building.

3.10.1.2 Warehousing and/or wholesaling business, provided the principal use is within a completely enclosed building.

3.10.1.3 Building equipment, merchandise, material or supply businesses; provided that the principal use is within a completely enclosed building.

3.10.1.4 Offices for business, financial, professional or personal services or other similar offices.

3.10.1.5 Computer centers.

3.10.1.6 Scientific or research laboratories devoted to research, design and/or experimentation.

3.10.1.7 Printing or publishing establishments.

3.10.1.8 Public buildings, uses, or facilities.

3.10.1.9 Off-street parking garages or lots.

3.10.1.10 Mixed use buildings containing Permitted Uses.

3.10.1.11 Use Conditions: All of the above Permitted Uses shall be subject to the following conditions and safeguards:

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the City of Milford website.

(1) Site Plan Requirements: A landscaping plan shall be required showing all proposed re-grading, drainage, fences, walls, and other landscaping features. The landscaping plan shall be in conformance with Article V, Section 5.14.

(2) Exterior Lighting: Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances and elsewhere, where required for safety of vehicular or pedestrian traffic.

(3) Street Access: No use shall be approved by the Board unless the lot and/or subdivision has suitable access to a street which is adequate to accommodate the potential traffic generation from such use.

(4) Utilities: No use shall be approved by the Board unless the use is:

(a) Served by an adequate public sanitary sewerage system, community subsurface sewage disposal system, or private, individual sewage disposal facility approved by the Director of Public Health; and

(b) Supplied with water from an adequate public water supply; community water supply or private, individual wells approved by the Director of Public Health.

(c) The Board may require the use to be served by an approved public sanitary sewage disposal system in order to protect the public health.

3.10.2 Special Uses: Subject to all other applicable provisions and limitations of these Regulations, the Boards may allow the following buildings or uses; subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein and Section 3.10.1.11.

3.10.2.1 Public utility buildings or facilities.

3.10.2.2 Railroad rights-of-way or stations including customary accessory services thereto.

3.10.2.3 Vehicle repair garages or services within completely enclosed buildings, subject to all applicable provisions of Section 5.4, herein and provided that the minimum required lot area shall not be less than one (1) acre.

3.10.2.4 Mixed use buildings containing one (1) or more Special Use.

3.10.2.5 Accessory buildings or uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing special uses may be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing. Those not complying with Section 3.10.3.2 shall require a Special Permit.

3.10.2.6 Vocational or training schools.

3.10.2.7 Other related or equivalent principal buildings or uses, which are not specifically listed and are not prohibited may be permitted by the Board by Special Exception in

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the City of Milford website.

accordance with Section 7.3.

3.10.3 Accessory Uses: The following accessory uses shall be allowed:

3.10.3.1 Accessory warehousing and/or sales which are clearly subordinate and customarily incidental to and located on the same lot with the principal use.

3.10.3.2 Accessory outside storage of equipment, merchandise, materials or supplies which is clearly subordinate and customarily incidental to a permitted use and where goods so stored are used or sold on the premises; provided that the area used for outside storage shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type and height, and the area shall be limited to 15% of the lot area.

3.10.3.3 Accessory gas liquefaction or petroleum distillation and only as an accessory use.

3.10.3.4 Other accessory buildings or uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use; provided that such accessory building or use will not be dangerous, injurious, detrimental or objectionable to the public health, safety or welfare of the neighborhood or community.

3.10.3.5 Off-Street Parking and Loading: In accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4, herein. Parking areas shall be landscaped in accordance with Article V, Section 5.14.

3.10.3.6 Signs: In accordance with Section 5.3, herein.

3.10.4 Lot and Building Requirements: Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.10.4.1 Minimum Lot Requirements:

..

	LI
(1) Lot Area:	10,000 square feet
(2) Lot Width:	50 feet
(3) Lot Depth:	100 feet

3.10.4.2 Minimum Yard & Open Space Requirements:

(1) Principal Uses:	LI
(a) Front Yard:	20 feet
(b) Side Yard:	None required but at least 10 feet, if provided.
(c) Rear Yard:	None required but at least 20 feet if provided.

(2) Accessory Buildings:	LI
(a) Side Yard:	None required, but at least 10 feet, if

provided.

(b) Rear Yard: None required, but at least 10 feet, if provided.

(c) Front Yard: Same as for principal use.

(3) Accessory Uses: No parking or loading areas shall be permitted in the minimum required front yard.

(4) Buffer Strip: An adequate buffer strip shall be provided adjacent to any Residential District. Said buffer strip shall be equal to or greater than 10 percent of the average lot width for side yards or average lot depth for rear yards, whichever is applicable, but not less than 20 feet; except that the Board may substitute, for 10 feet of any required buffer, appropriate fencing of suitable type and height which shall be installed and maintained by the applicant to which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts. The buffer shall be planted in accordance with Article V, Section 5.14.

(5) Landscaping: The front yard shall be appropriately landscaped except for required access ways. This landscaping shall be in accordance with Article V, Section 5.14.

3.10.4.3 Building Requirements:

(1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.

(2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.

(3) Height: No building or structure shall exceed 35 feet in height.

(4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-half the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with the principal building.

(5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.

(6) Floor Area Ratio: A maximum of 1.0 FAR, exclusive of accessory parking garages or structures.

3.10.5 Prohibited Uses: The following uses shall be expressly prohibited.

3.10.5.1 No dwellings or dwelling units shall be permitted; except for accommodations for watchmen, caretakers or custodians in conjunction with a principal use on the same premises.

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the City of Milford website.

3.10.5.2 No customer or employee parking spaces or loading areas shall be used for the display storage of new or used vehicles for sale or hire, for the storage of unregistered vehicles, or any other outside storage.

3.10.5.3 No commercial garage, gasoline station, vehicle dealership, vehicle washing establishment, or other similar use shall be permitted.

3.10.5.4 No trucking terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.

3.10.5.5 No principal outside storage yards shall be permitted.

3.10.5.6 No storage of petroleum shall be permitted; except for petroleum in locations and tanks of a size approved by the Fire Department to be used exclusively by an allowable use in connection with its own operation on the premises.

3.10.5.7 No allowable use shall be construed to include the following uses; and no land, building or structure shall be used for any of the following purposes:

(1) Manufacturing of mineral acids, such as sulphurous, sulfuric, nitric and hydrochloric acid.

(2) Asphalt manufacture or refining or manufacture of products with asphalt including the preparation or mixing of tar or asphalt with sand or aggregates.

(3) Ammunition, explosives or fireworks manufacture.

(4) Asbestos manufacture.

(5) Animal black, lamp black, or bone black manufacture.

(6) Blast furnaces, coke ovens, forge plants or foundries.

(7) Blooming or hot rolling mill.

(8) Cement manufacture or manufacture of shingles made with cement

(9) Crematory or cemetery

(10) Creosote treatment or manufacture.

(11) Excelsior manufacture.

(12) Fat rendering.

(13) Fertilizer manufacture.

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the City of Milford website.

(14) Hydrogenation processes.

(15) Industrial smoke house.

(16) Junk yards, as defined herein, and any place in or on which any old metal, glass, paper, cordage, or other waste or discarded or secondhand material is stored or deposited.

(17) Match manufacture.

(18) Petroleum refinery.

(19) Raw hide or skin curing or tanning.

(20) Reduction of wood, bones, dead animals or offal.

(21) Rock or stone crusher or other processing of sand, gravel, or other earth products, except in accordance with the Earth Fill and Removal Regulations, Section 5.7, herein.

(22) Slaughtering of animals.

(23) Soap manufacture.

(24) Stock yards.

(25) Tallow, grease or lard manufacture or refining.

(26) Vinegar or sauerkraut manufacture or treatment.

(27) Yeast plant.

(28) Mining, quarrying or processing of earth products, except that site preparation of specifically proposed building sites may be allowed in accordance with the Earth Fill & Removal Regulations, Section 5.7, herein.

3.10.5.8 No building or use which will be dangerous, injurious, detrimental or objectionable to the public health, safety or welfare of the neighborhood or community shall be allowed.

3.10.5.9 Any building or use which will not comply with the Performance Standards of Section 5.11, shall be prohibited.

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the City of Milford website.