

615 Plains Road, Milford, CT 06460

PRICE REDUCTION: Industrial Property for Sale at ~~\$1,500,000~~ **\$1,300,000**
or Lease at \$12.00/SF NNN



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

Contact

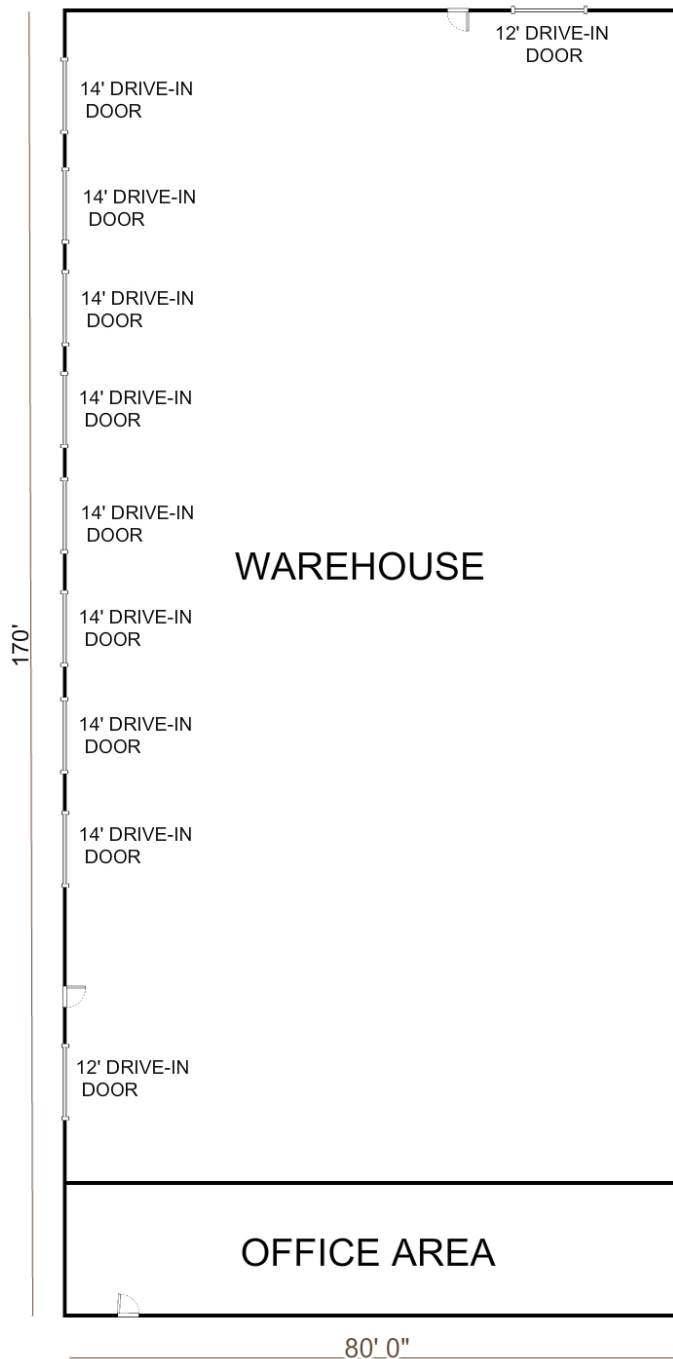
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For Sale or Lease

Floor Plan - NOT TO SCALE

Milford, Connecticut 06460



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