



AVAILABLE FOR SALE



100 Raton Drive, Milford, Connecticut
15,040 square feet (6,156 could be available)

- Building:** Total of 15,040 sq/ft sub-divided for two occupants. There are ample private of offices, large bullpens easily sub-dividable into more offices, a tech room, kitchenette, ample bathrooms, some which are private. Cat 5 and Ethernet wiring, T1 line in the bldg. Building is in great shape.
- Zone:** Light Industrial, coverage allowed is 50%
- Land:** 2.40 acres +/-, (104,000 sq/ft of land)
- Parking Spaces:** 80 parking spaces, additional are possible due to size of land.
- Clear Height:** 16' clear to the underside of the steel
- Air Conditioned:** Offices on both levels are fully air conditioned
- Sprinklered:** 100% Sprinklered
- Columns:** Minimal columns in the shop area.
- Loading Doors:** An 8'x8' loading dock with Kelly lift on both side, and six 10'x10' drive In doors, some of which are electric.
- Electric:** 800 amp service, 208 voltage, 3 phase
- Utilities:** Natural gas heat, radiant heat in the shop, septic and city water.
- Listed Price:** \$1,650,000 for sale.
- Comments:** The space available is occupied by the owner and may be available if sold to a user, or he will execute a five year lease. Both sides have their own loading dock and offices. In excellent condition, ample parking and only 1.4 miles from I-95 exit 35 & 36, (Plains Road).

For additional information or to arrange a tour, call Bruce Wettenstein, SIOR or email bruce@vidalwettenstein.com.

