



**VIDAL/WETTENSTEIN, LLC**

Real Estate for Business & Investment

## AVAILABLE For SALE or LEASE



100 Raton Drive, Milford, Connecticut

15,040 square feet

*Is sub-dividable; 50/50 split between two occupants*

- Building:** Total of 15,040 sq/ft presently sub-divided for two occupants. There are 4 private offices, a large bullpen easily sub-dividable into 3 more offices, a tech room, kitchenette, and ample bathrooms, some which are private. Cat 5 and Ethernet wiring, T1 line in the building.
- Zone:** Light Industrial
- Land:** 2.28 acres, addition is possible
- Parking Spaces:** 80 parking spaces, additional may be possible
- Clear Height:** 16' clear to the underside of the steel
- Air Conditioned:** Offices are fully air conditioned
- Sprinklered:** 100% sprinklered
- Columns:** Only 2 columns in the shop area.
- Loading Doors:** One 8'x8' loading dock with Kelly lift on either side, and 6 10'x10' drive in doors, some of which are electric.
- Electric:** 400 amp service, 208 voltage, 3 phase (available side)
- Utilities:** Natural gas heat, radiant heat in the shop, septic and city water.
- Taxes:** \$19,397.00 or \$1.29 per sq/ft.
- Listed Price:** \$1,275,000 for sale, & \$7.50 per sq/ft for lease
- Comments:** The space available is occupied by the owner and may be available. Both sides have loading dock and offices. 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 contact  
Bruce Wettenstein, SIOR or email at [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)**



Individual membership of the  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880

Phone: (203) 226-7101

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)