



## VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

### Available for Sale



**620 West Avenue, MILFORD, CONNECTICUT**

**7,038 Total Square Feet**

*1,150 square feet office space*

*5,880 square feet production/warehouse/flex*

<b>Construction:</b>	Concrete Block & Steel Built in
<b>Zoning:</b>	CDD1
<b>Land:</b>	.49 acres
<b>Clear Height:</b>	16'
<b>Loading:</b>	One 8'x10' Loading Dock
<b>Parking:</b>	20-25 Vehicles
<b>Electric:</b>	800Amp, 120/240 Volt, 3 Phase
<b>Utilities:</b>	City Water, Septic, United Illuminating
<b>Heat/AC:</b>	Gas fired heating/Full HVAC
<b>Taxes:</b>	\$7,273.04
<b>Comments:</b>	Office warehouse space with modern design located close to exit 35 and 36 off I-95 minutes from Merritt Parkway Connector. Great owner user investment opportunity, ideal for a variety of uses, including industrial warehouse uses.
<b>Listed Price:</b>	\$ 699,000

**For additional information or a tour, please contact Scott Zakos**

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)   [scott@vidalwettenstein.com](mailto:scott@vidalwettenstein.com)



719 Post Road East, Westport, CT 06880

Phone: (203) 226-7101

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