

188 Cherry Street
Milford, CT

First Floor
Available for Lease

Office / Retail Space for Lease



All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



SIOR

Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

Office / Retail Space Available for Lease

First Floor Mixed Use Building

- 3,031 square feet of office space
- 1,800 square feet of heated storage space
- Turn key

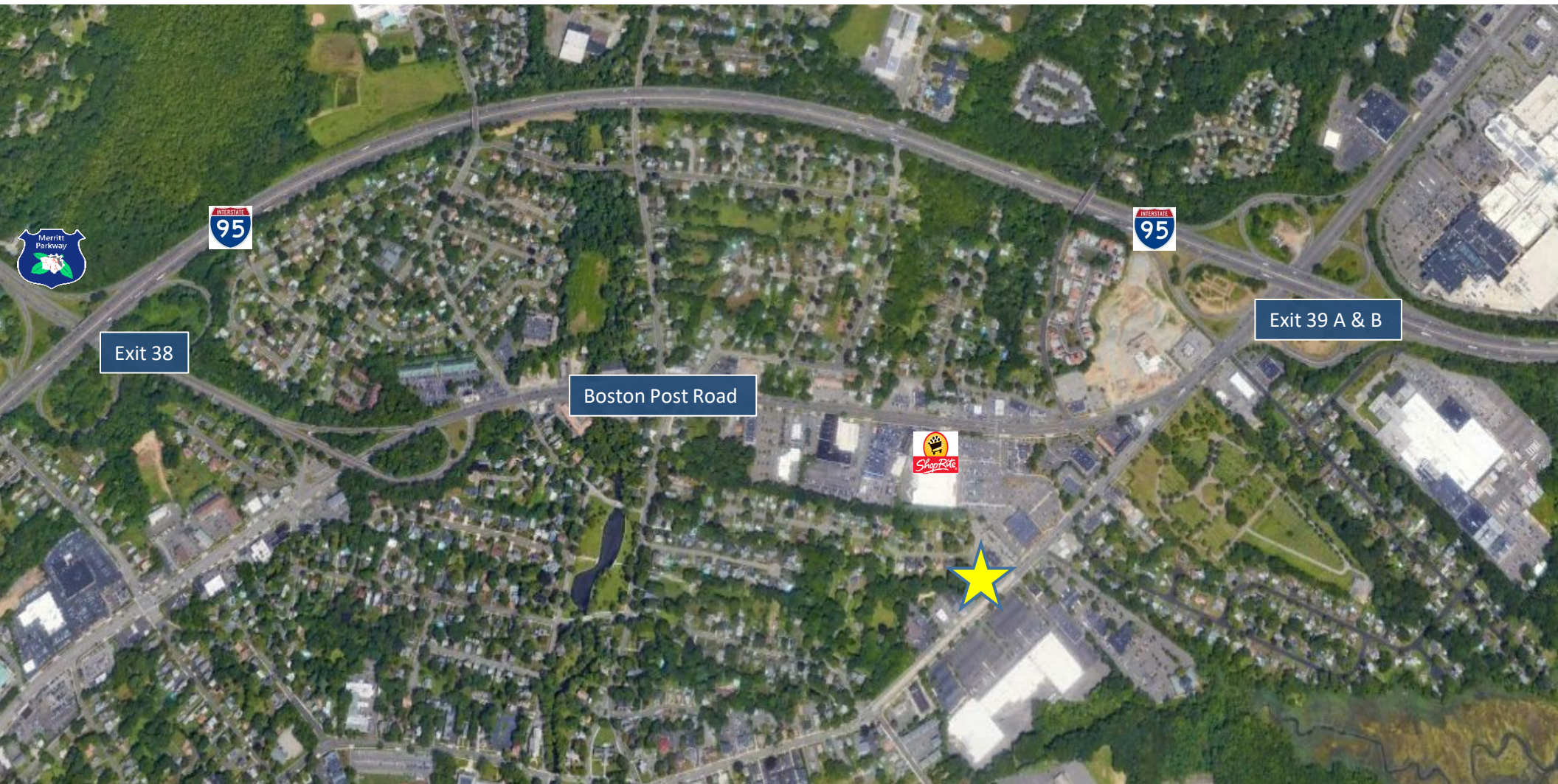
Location: Cherry Street is the main roadway to downtown Milford. Numerous retail, medical and office buildings populate its street frontage.

\$12 PSF gross + utilities for storage
\$24.50 PSF gross + utilities for office

Owner User Investment Opportunity

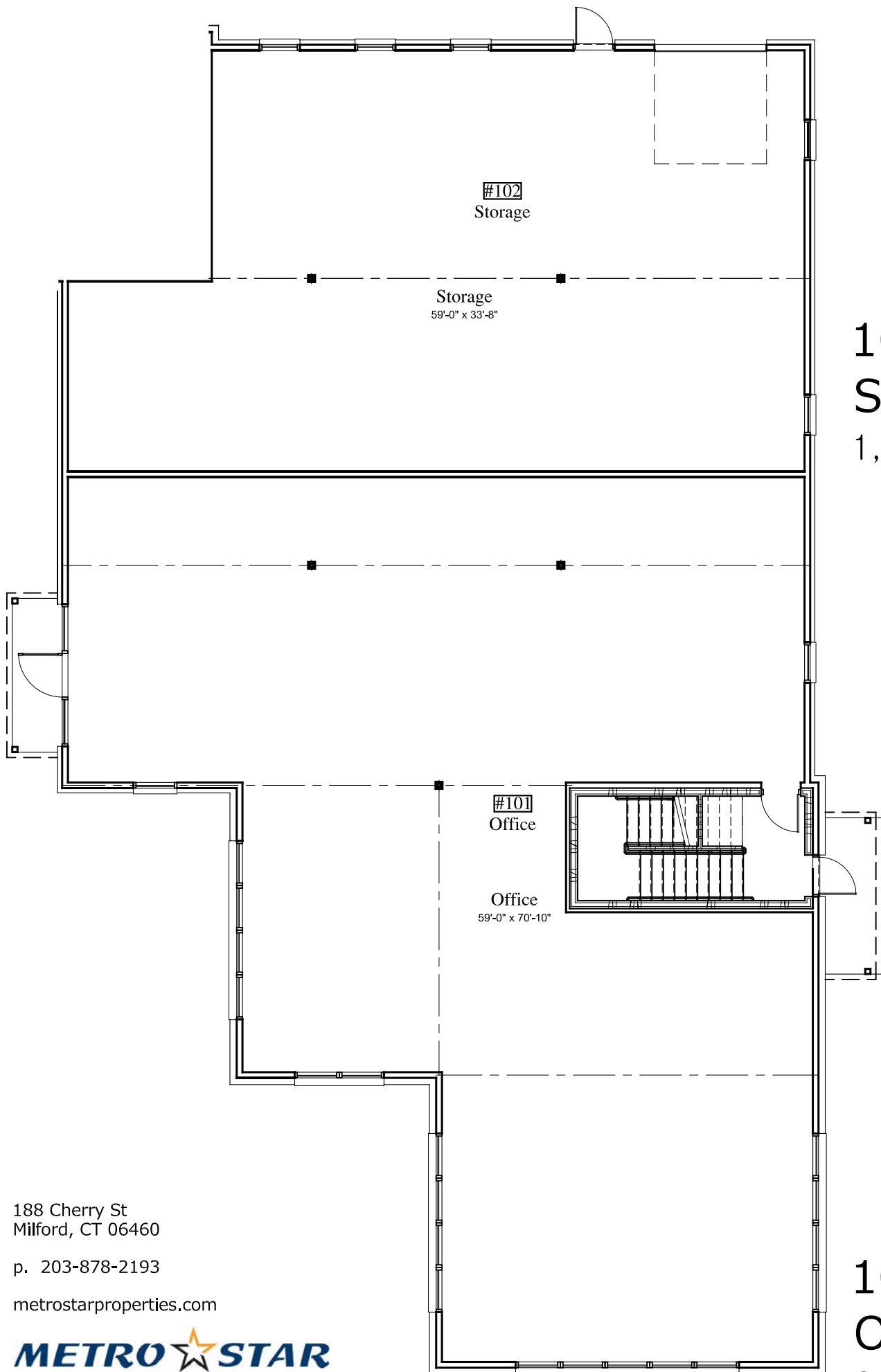
Contact Information
Scott Zakos
203-226-7101 Ext 4
scott@vidalwettenstein.com

VIDAL/WETTENSTEIN, LLC



Distance to Milford Parkway/
Merritt Parkway Connector 4 mins

Distance to I-95 2 minutes



102
STORAGE
1,800 SQ. FT.

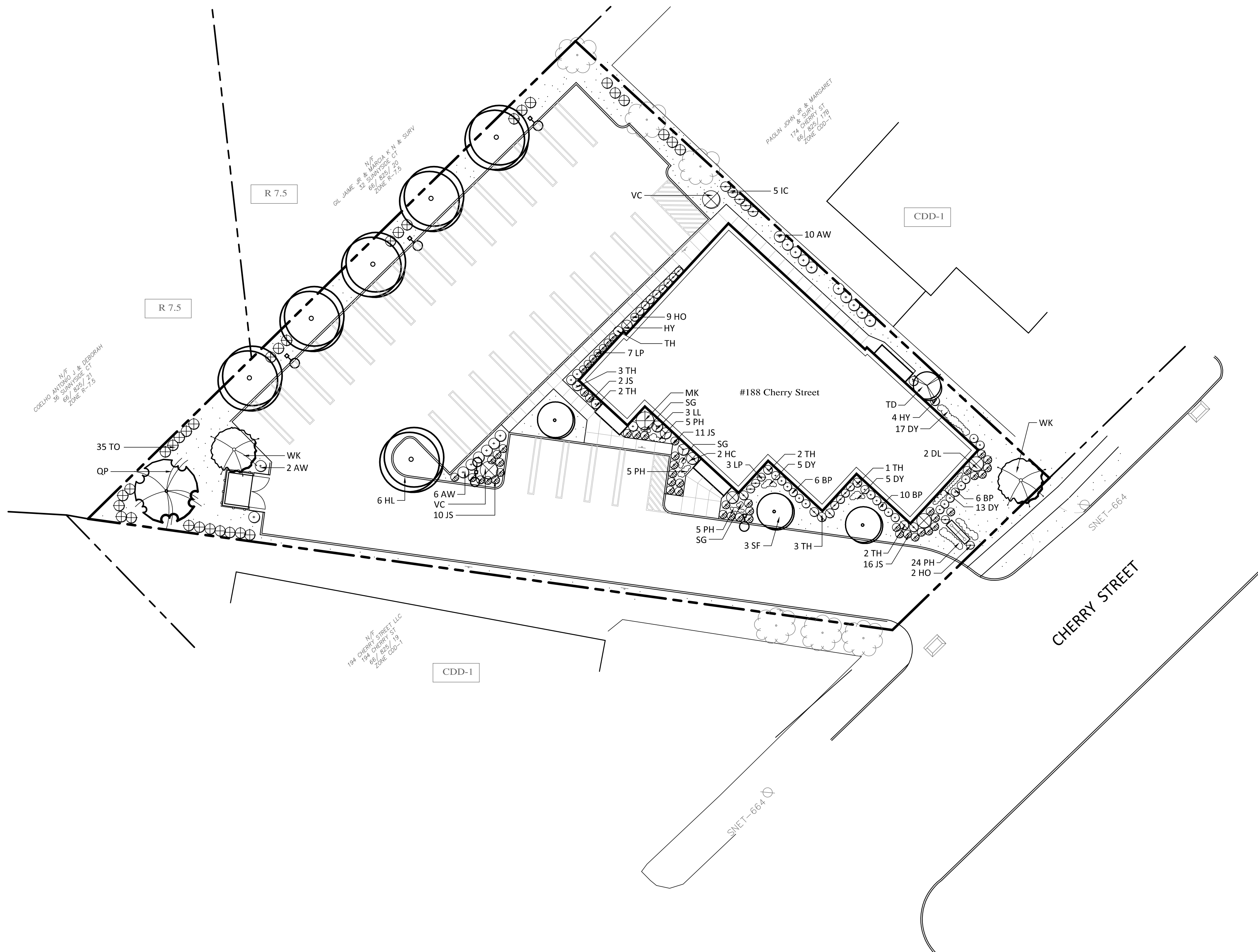
101
OFFICE
3,031 SQ. FT.

188 Cherry St
Milford, CT 06460

p. 203-878-2193

metrostarproperties.com

METRO STAR
PROPERTIES, LLC



LEGEND

- PROPERTY LINE
- ~~~~~ TREE LINE TO REMAIN (APPROX.)
- [Pattern] NEW / EX. LAWN AREA
- [Symbol] EX. TREE
- [Symbol] NEW DECIDUOUS SHADE TREE
- [Symbol] NEW DECIDUOUS SMALL TREE
- [Symbol] NEW SHRUB

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
6	HL	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3-3 1/2" CAL.	B&B
1	QP	QUERCUS PALUSTRIS	PIN OAK	3-3 1/2" CAL.	B&B
3	SK	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SHAD	2-2 1/2" CAL.	B&B
2	WF	CRATAEGUS 'WINTER KING'	WINTER KING HAWTHORN	2-2 1/2" CAL.	B&B
35	TO	THUJA OCCIDENTALIS 'NIGRA'	ARBORVITAE	5-6' HT.	B&B
2	HC	CHAMAECYPARIS OBTUSA 'NANA GRACILIS'	DWAFT HINOKI CYPRESS	30-36" HT.	CONT.
5	HY	HYDRANGEA 'THE ORIGINAL'	THE ORIGINAL HYDRANGEA	2-3' HT.	CONT.
3	LL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	2-3' HT.	CONT.
1	TD	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	2-3' HT.	CONT.
2	DL	ILEX AQUIPERNYI 'DRAGON LADY'	DRAGON LADY HOLLY	4-5' HT.	B&B
5	IC	ILEX CRENATA 'CHESAPEAKE'	CHESAPEAKE HOLLY	4-5' HT.	B&B
11	HO	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN HOLLY	2-3' HT.	CONT.
39	JS	JUNIPERUS CHINESSIS VAR. 'SARGENTII'	SARGENT JUNIPER	2-3' SPR.	CONT.
22	BP	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	2-3' SPR.	CONT.
18	AW	SPIRAEA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	2-3' HT.	CONT.
10	LP	SPIRAEA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	2-3' HT.	CONT.
1	MK	SYRINGA 'MISS KIM'	MISS KIM LILAC	3-4' HT.	CONT.
14	TH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	3-4' HT.	B&B
2	VC	VIBURNUM CARLESII 'AURORA'	AURORA MAYFLOWER VIBURNUM	3-4' HT.	B&B
40	DY	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILY		1 GAL.
3	SG	PANICUM VIRGATUM 'HANSE HERMS'	HANSE HERMS SWITCHGRASS		1 GAL.
39	PH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN HAMELN GRASS		1 QT.

NOTES:

- CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS MIX TURF MIX SUCH AS SEED "SMART SEED NORTHEAST MIX" BY PENNINGTON SEED, INC. OR APPROVED EQUIVALENT. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE MANUFACTURER. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDED AREA WITH WEED-FREE CLEAN HAY.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
- SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
- MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 2.5" THICK LAYER OF SHREDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5' MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A 3' MIN. DIA. MULCHED BED. AREAS WITHIN 4' OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.

REVISIONS:		
2	7.24.19	REV. SITE PLAN
1	2.12.19	INCREASE TREE SIZES
DRAWN BY:		MJP
CHECKED BY:		MJP

PREPARED FOR:

METRO STAR L.L.C.
42 CHERRY STREET
MILFORD, CT 06460

PROJECT:

MIXED USE OFFICE BUILDING
188 CHERRY STREET
MILFORD, CONNECTICUT

ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

LANDSCAPE ARCHITECTURE
ELS
ENVIRONMENTAL PLANNING

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SCALE:	1"=20'
DATE:	8.12.19
TITLE:	LANDSCAPE PLAN
SHEET NO.:	LP.1

