

86 Raton Drive, Milford, Connecticut

FLEX BUILDING FOR LEASE

22,000 Square Feet

Land: 2.23 acres

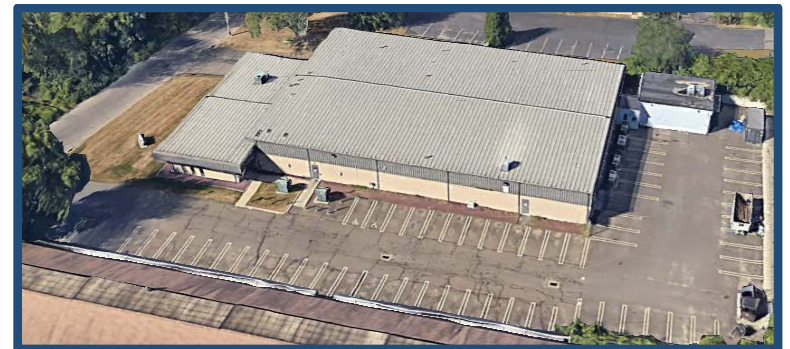
Parking: 63±

Utilities: natural gas, city water and city sewer

Heat: natural gas

Lease: \$12.25 PSF NNN

Location: Five minutes to both Merritt Parkway and I-95.



Contact Bruce Wettenstein, SIOR
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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

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FLEX PRODUCTION FACILITY FOR LEASE

PROPERTY ADDRESS: 86 Raton Drive, Milford, Connecticut





For additional information or to arrange a tour, contact Bruce Wettstein, SIOR

FLEX PRODUCTION FACILITY FOR LEASE

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|--------------------------|--|
| PROPERTY ADDRESS: | 86 Raton Drive, Milford, Connecticut |
| SIZE: | 22,000 square feet, single story |
| LAND: | 2.23 acres, allows 7,500 sq/ft addition can be added |
| DESCRIPTION: | Single story pre-engineered building, Borghesi built, 100% air conditioned flex space, 900 sq/ft break room, 6 private offices, kitchen, conference room (16' x 14') men's and ladies rooms in office and shop, engineering office, R & D room (18' x 32') |
| ZONE: | L I Industrial, expansion capable for 7,500 sq/ft addition |
| LOADING: | 2 drive in doors, 12' x 12' and 1 loading dock, 8' X 10' |
| PARKING: | 65 spaces, including visitor & handicap parking, area is well lit. |
| CLEAR HEIGHT: | 14' to 18' pitched metal roof |
| SAFETY DETAILS: | Fire Alarm Control Panel, smoke heat and fire sensors throughout the facility, biometric camera system. |
| SPRINKELEED: | Fully sprinklered, wet system |
| WATER: | City water |
| SEWER: | City Sewer |
| GAS: | Natural Gas |
| HEAT: | Natural Gas |
| AIR CONDITIONING: | 100%, multiple HVAC's units throughout. |
| AIR COMPRESSOR: | 50 & 75 HP, with a Zek moisture retrieval system, may remain. Air lines throughout production area |
| COLUMN SPACE: | 36' x 25' ± column spacing |

FLOOR LOAD: Poured reinforced concrete

WIRING: Cat 5 wiring

ELECTRICAL: 2 services, 1,200 amp, 480 volt, and 800 amp, 208 volts service, 3 Phase and 4 Wire

LIGHTING: High Intensity LED lighting throughout production area

PRICE: Listed asking price is \$12.25 per sq. ft. NNN

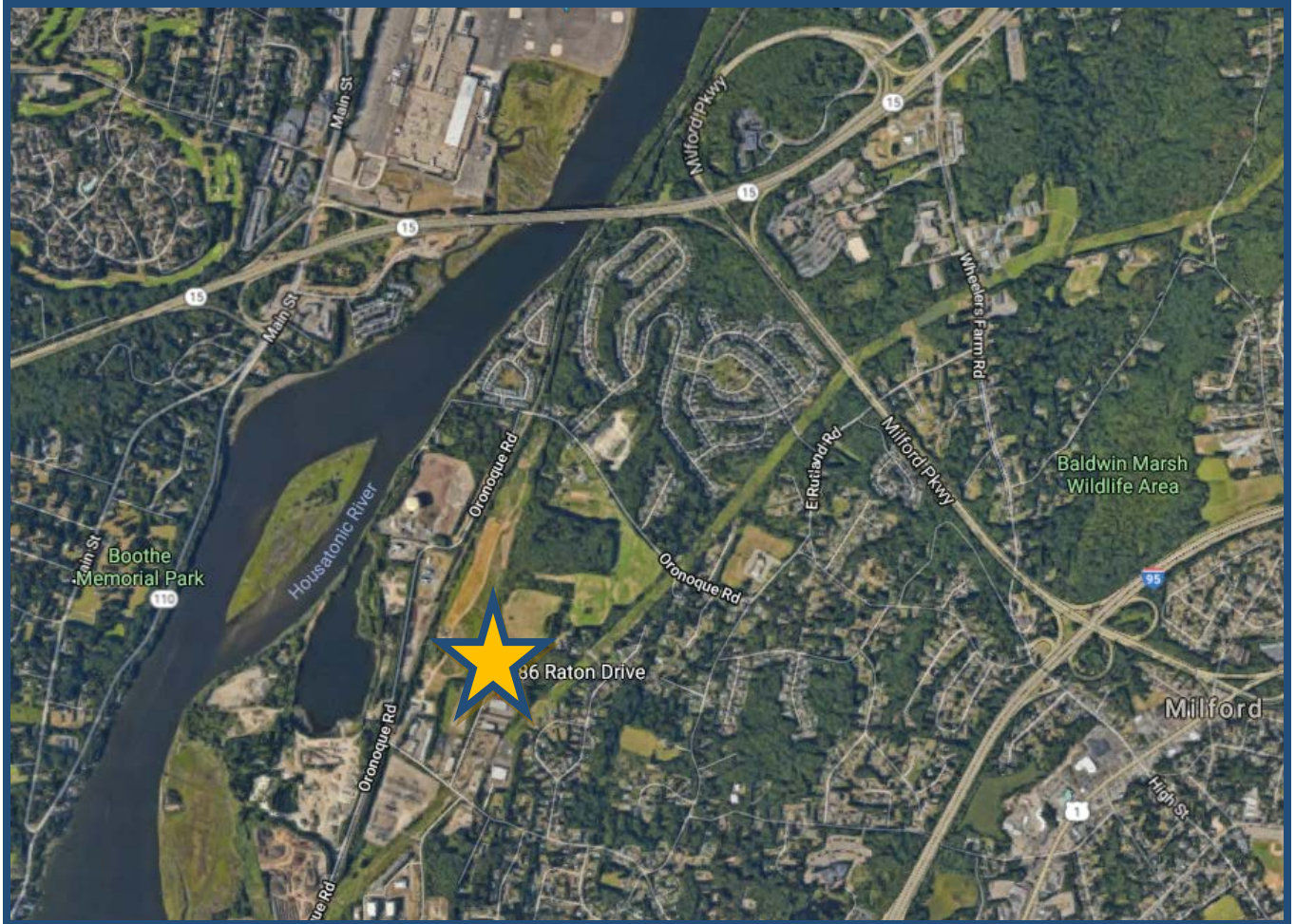
TAXES: \$1.35 per sq/ft.

Additional comments: Only 1 ½ mile to Bic Drive entry to I-95.
Floor has under coating primer with 1/8th Epoxy floor.
Electrical and air line pony tail drops throughout production area.
Vent fan in the exterior wall.
Biometric access, full camera security, fire controls, smoke detectors.
Wifi, cable ready.

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