

# VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

## Historic Downtown Milford, CT

AVAILABLE FOR LEASE



**Milford, Connecticut**  
**2 Schooner Lane**

2,954 rentable square feet

- Off street parking
- Sought after historic downtown location
- Former Real Estate office, multiple entry points
- Off street & municipal parking
- Harbor views, Restaurants & Banks
- Sub dividable
- Walking distance to metro-north train station
- Zone: Milford Center Design Development District
- \$21.50 Gross + Utilities, separate electric & gas

**For additional information please contact Scott Zakos**  
**(203) 226-7101 (ext. 4) or email [scott@vidalwettenstein.com](mailto:scott@vidalwettenstein.com)**

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

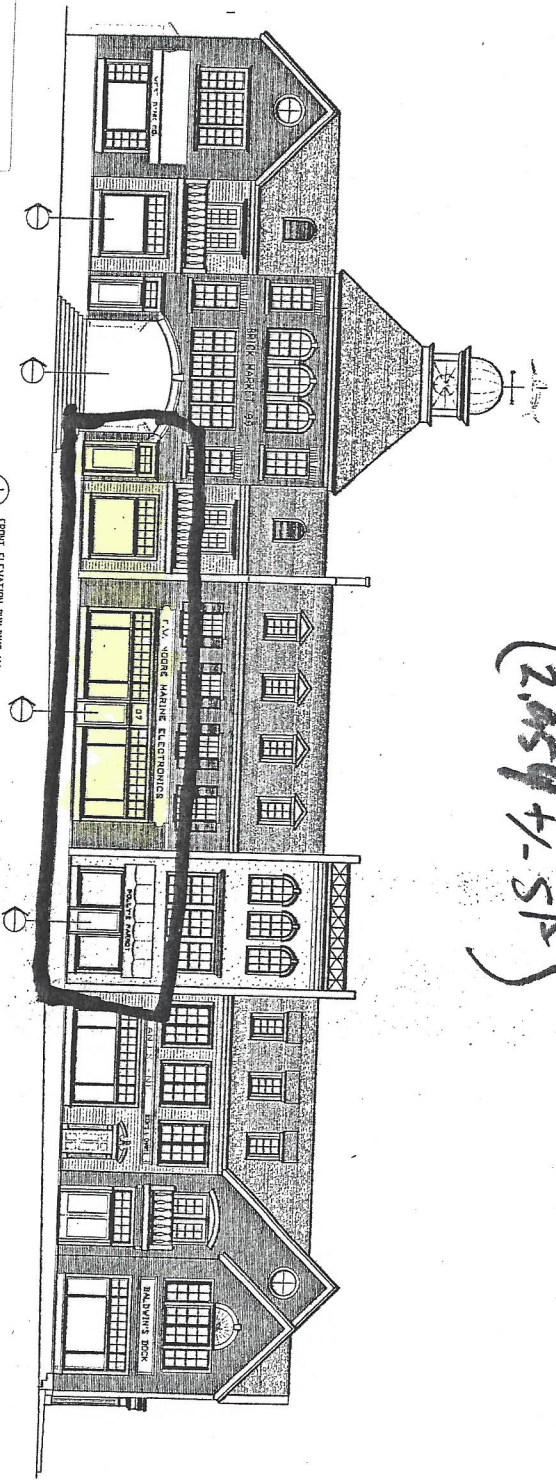


Individual Members  
Society of Industrial and Office Realtors

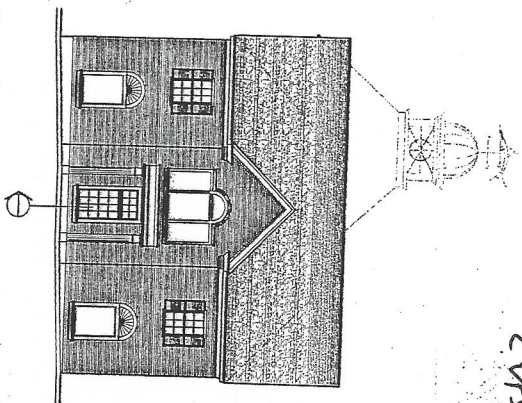
719 Post Road East, Westport, CT 06880  
**Phone: (203) 226-7101 Ext 4**  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

2 SCHODNER LANE

(2,054 +/- SF)



1 FRONT ELEVATION BUILDING 'A'



2 SIDE ELEVATION BUILDING 'A'

SCOTT ZAKOS, PARTNER  
**NIDAL/WETTENSTEIN, LLC**  
 REAL ESTATE FOR BUSINESS AND INVESTMENT  
 719 Post Road East  
 Westport, CT 06880  
 (203) 226-7101 FAX  
 (203) 257-8559 CELL  
 SCOTT@VIDALWETTENSTEIN.COM  
 WWW.VIDALWETTENSTEIN.COM

SCHODNER WHARF  
Factory Lane, Milford, Connecticut

CLASS A: 671,50 PSF GROSS  
+ SEPARATE CAS/RECYCLE/TRASH

ARCHITECTURAL 30 BALDWIN AVENUE, WESTPORT CONNECTICUT 06880 2010		SHEET NO. 1 OF 1	SCALE 1/8" = 1'-0"	DATE 1/2010	DRAWN BY J. ZAKOS	CHECKED BY J. ZAKOS	APPROVED BY J. ZAKOS
PROJECT NO. 1000000000		SHEET NO. 1 OF 1	SCALE 1/8" = 1'-0"	DATE 1/2010	DRAWN BY J. ZAKOS	CHECKED BY J. ZAKOS	APPROVED BY J. ZAKOS
PROJECT NAME SCHODNER WHARF		SHEET NO. 1 OF 1	SCALE 1/8" = 1'-0"	DATE 1/2010	DRAWN BY J. ZAKOS	CHECKED BY J. ZAKOS	APPROVED BY J. ZAKOS
PROJECT LOCATION 30 BALDWIN AVENUE, WESTPORT, CT 06880		SHEET NO. 1 OF 1	SCALE 1/8" = 1'-0"	DATE 1/2010	DRAWN BY J. ZAKOS	CHECKED BY J. ZAKOS	APPROVED BY J. ZAKOS
PROJECT DESCRIPTION EXTERIOR ELEVATIONS		SHEET NO. 1 OF 1	SCALE 1/8" = 1'-0"	DATE 1/2010	DRAWN BY J. ZAKOS	CHECKED BY J. ZAKOS	APPROVED BY J. ZAKOS
PROJECT NUMBER A-4		SHEET NO. 1 OF 1	SCALE 1/8" = 1'-0"	DATE 1/2010	DRAWN BY J. ZAKOS	CHECKED BY J. ZAKOS	APPROVED BY J. ZAKOS

# 2 SCHOONEN LAKE / BIRKSHIRE

REAR PARKING

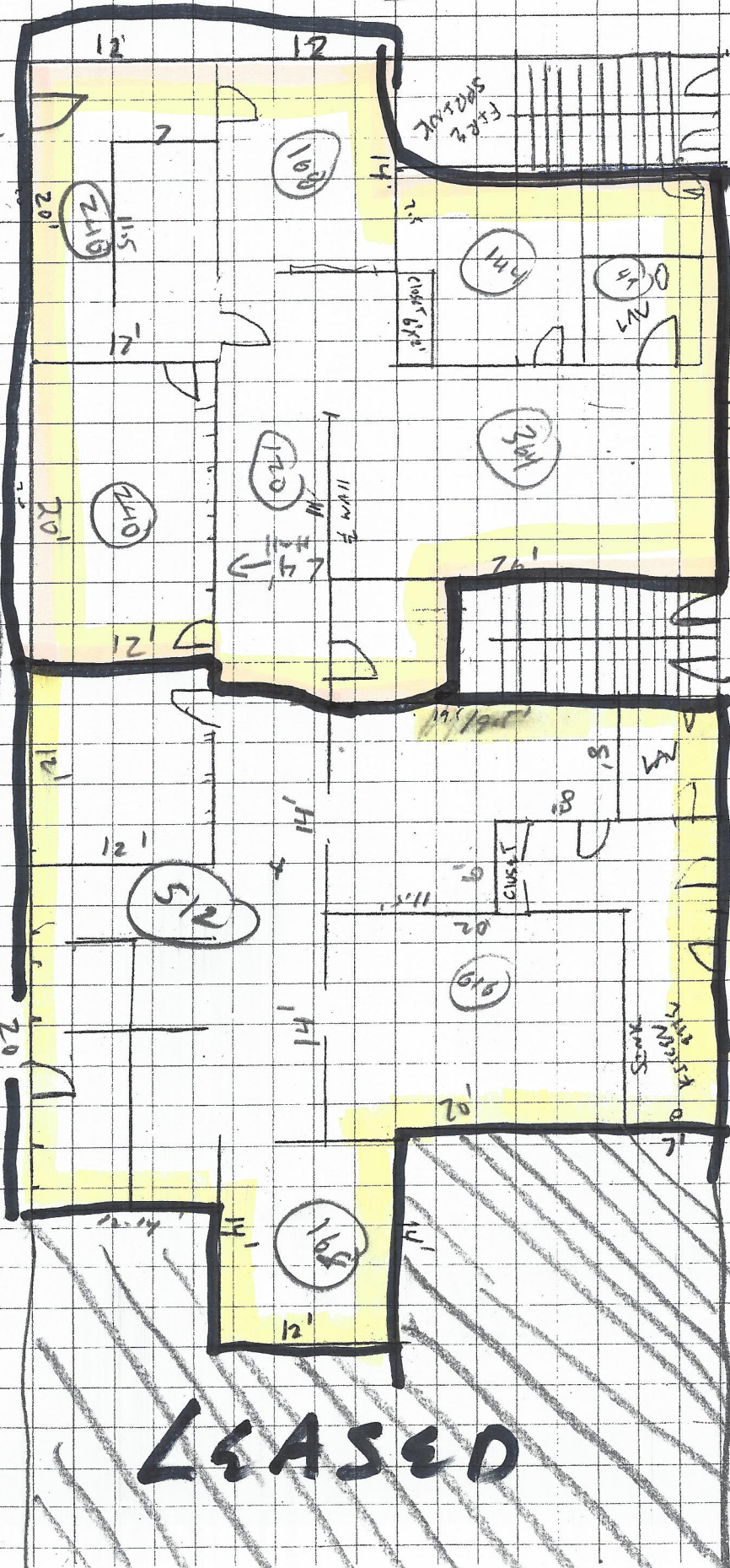
PARENT

COMMON STAIRS

COMMON STAIRS

1-12 1-8

COVERED WALKWAY  
4'5"



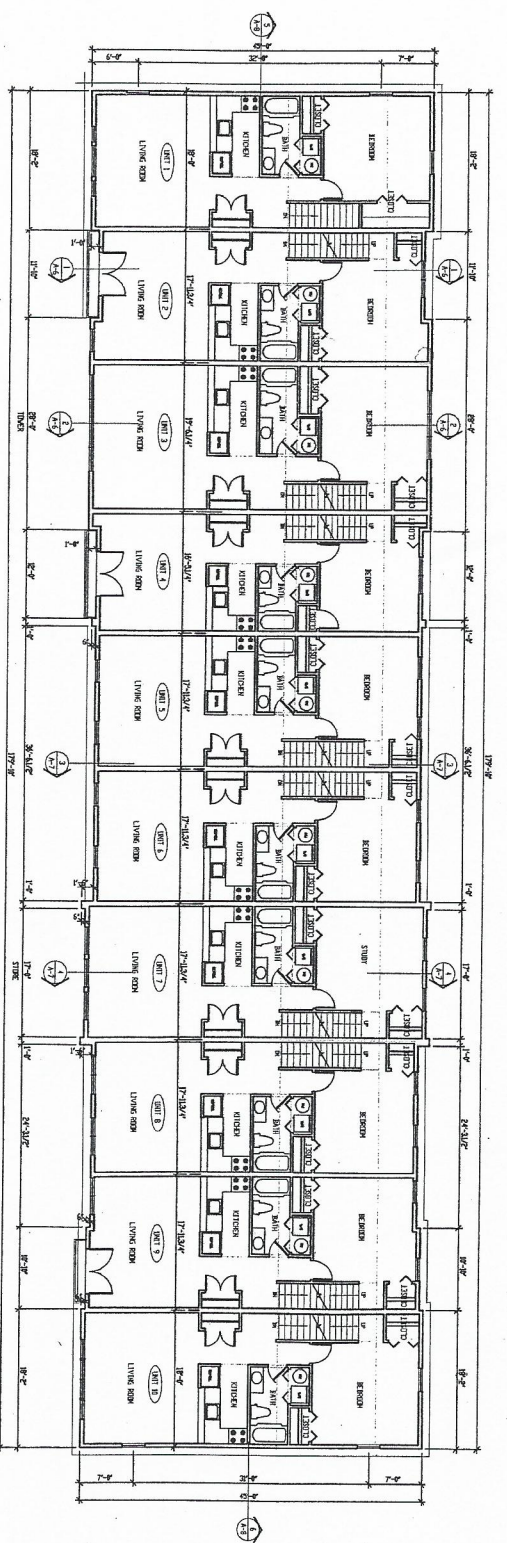
STREET

FRONT LAWN

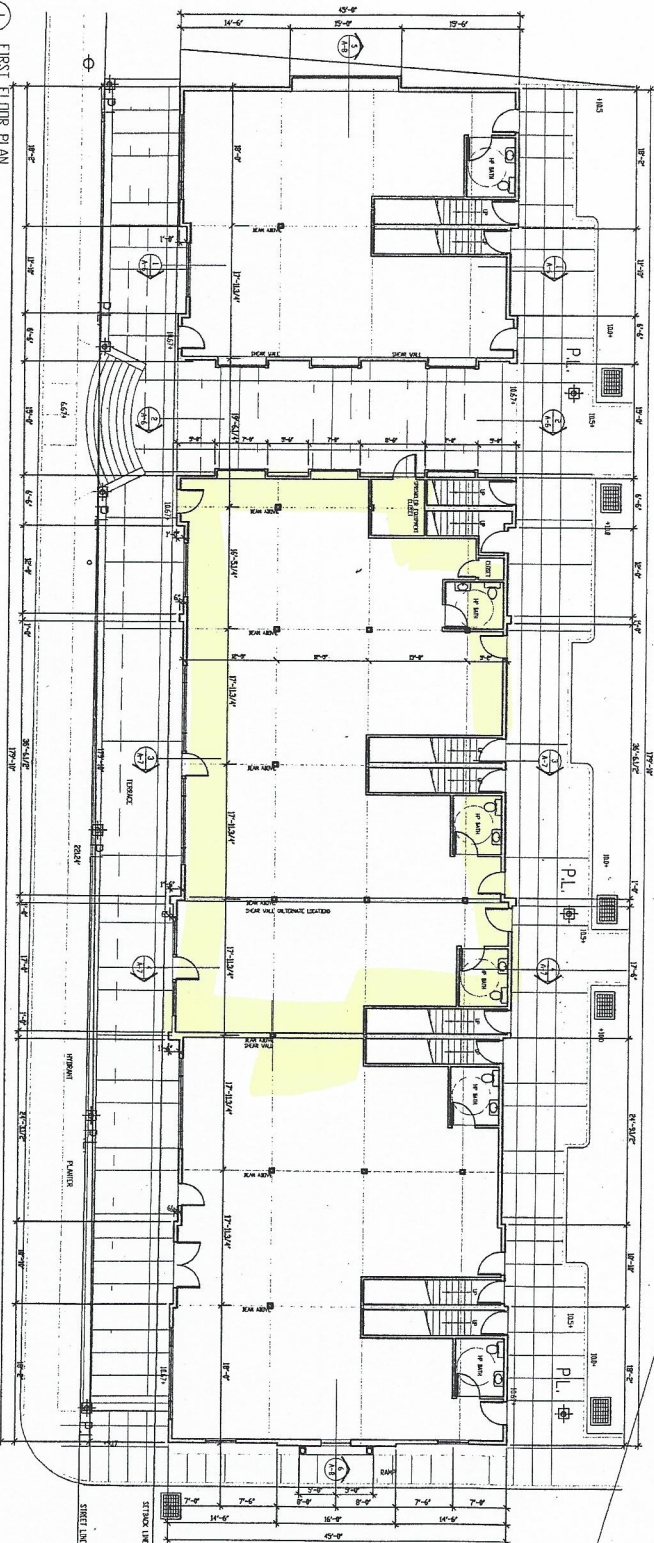
2,954 sq ft

1,100 sq ft

LEASED



2 SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



1 FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

SCHOONER WHARF  
Factory Lane, Milford, Connecticut

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ARCHITECTURAL  
3 E. W. 11th St.  
22 BOULDER AVENUE, MILFORD, CONNECTICUT 06460-2004  
ARCHITECT

REVISIONS	DATE	BY

FLOOR PLANS

A-2  
R. 10. A