

86 Raton Drive, Milford, Connecticut



FLEX BUILDING FOR SALE / LEASE PRICE REDUCED!

22,000 Square Feet

- Land: 2.23 acres
- Parking: 63±
- Utilities: natural gas, city water and city sewer
- Heat: natural gas
- For Sale: \$1,885,000
- Lease: \$8.75 PSF NNN
- Location: 1.3 miles to Plains Road and 1.5 miles to Bic Drive

Contact Bruce Wettenstein, SIOR
203.226.7101 ext. 2
Email: bruce@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.



SIOR

Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

FLEX PRODUCTION FACILITY

FOR SALE / LEASE

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.
SPRINKLELEED:	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 sale price is \$1,885,000 Listed asking lease price is \$8.75 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 1/8 th 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.

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

FLEX PRODUCTION FACILITY FOR LEASE

PROPERTY ADDRESS: 86 Raton Drive, Milford, Connecticut







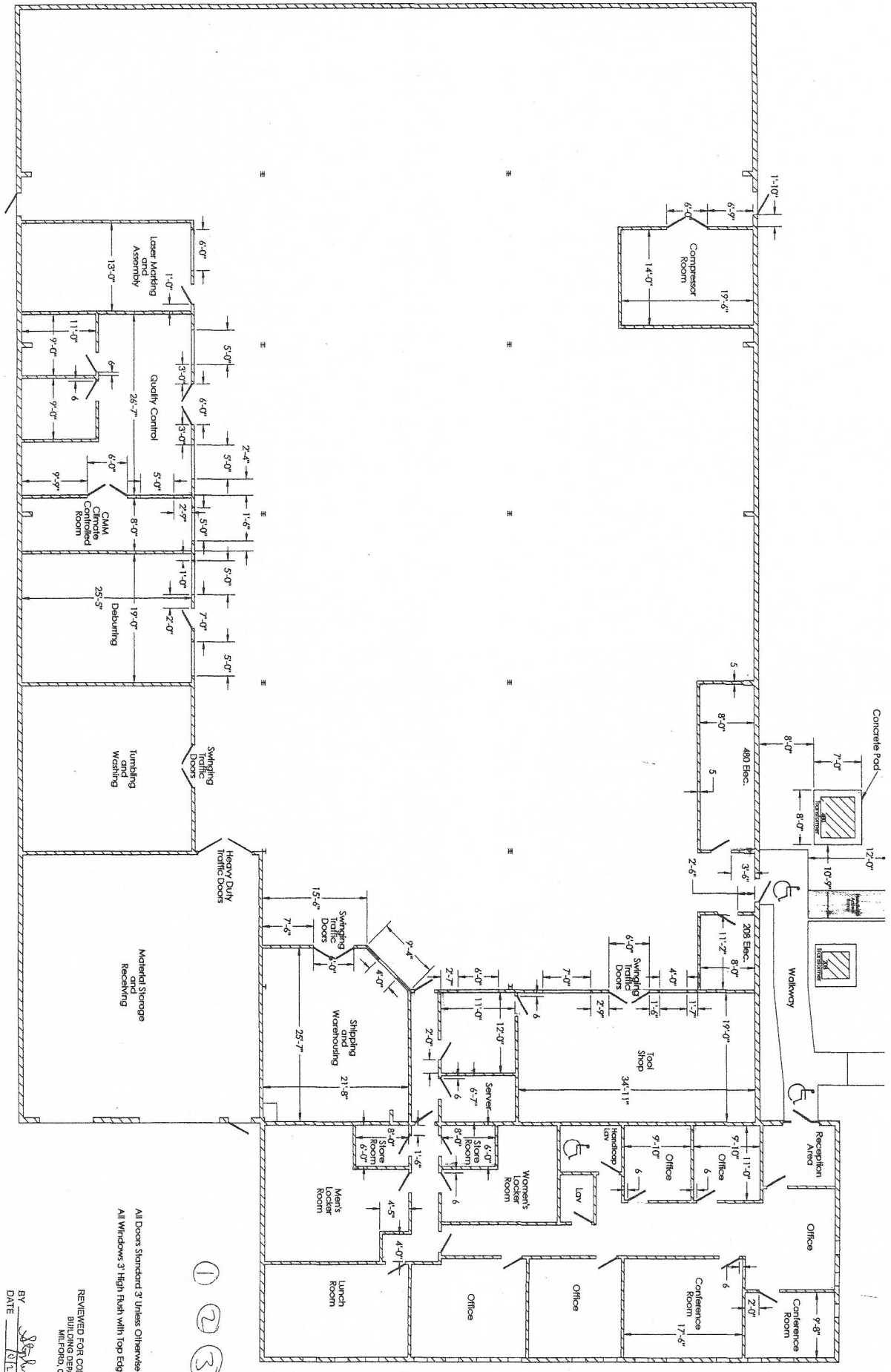
For additional information or to arrange a tour, contact Bruce Wettenstein, SIOR
Direct: 203-226-7101 ext. 2, Email: bruce@vidalwettenstein.com



Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

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



SECTION A-A
SCALE 1:76

REVISIONS	DATE	BY	REASON
1	10/11/07	JKB	ISSUED FOR CONSTRUCTION
2			
3			
4			
5			
6			
7			
8			
9			
10			

ALL DOORS STANDARD 3 UNLESS OTHERWISE SPECIFIED
ALL WINDOWS 3" HIGH FLUSH WITH TOP EDGE OF DOORS

REVIEWED FOR CODE COMPLIANCE
OCT 27 2007
MILFORD, CONN.

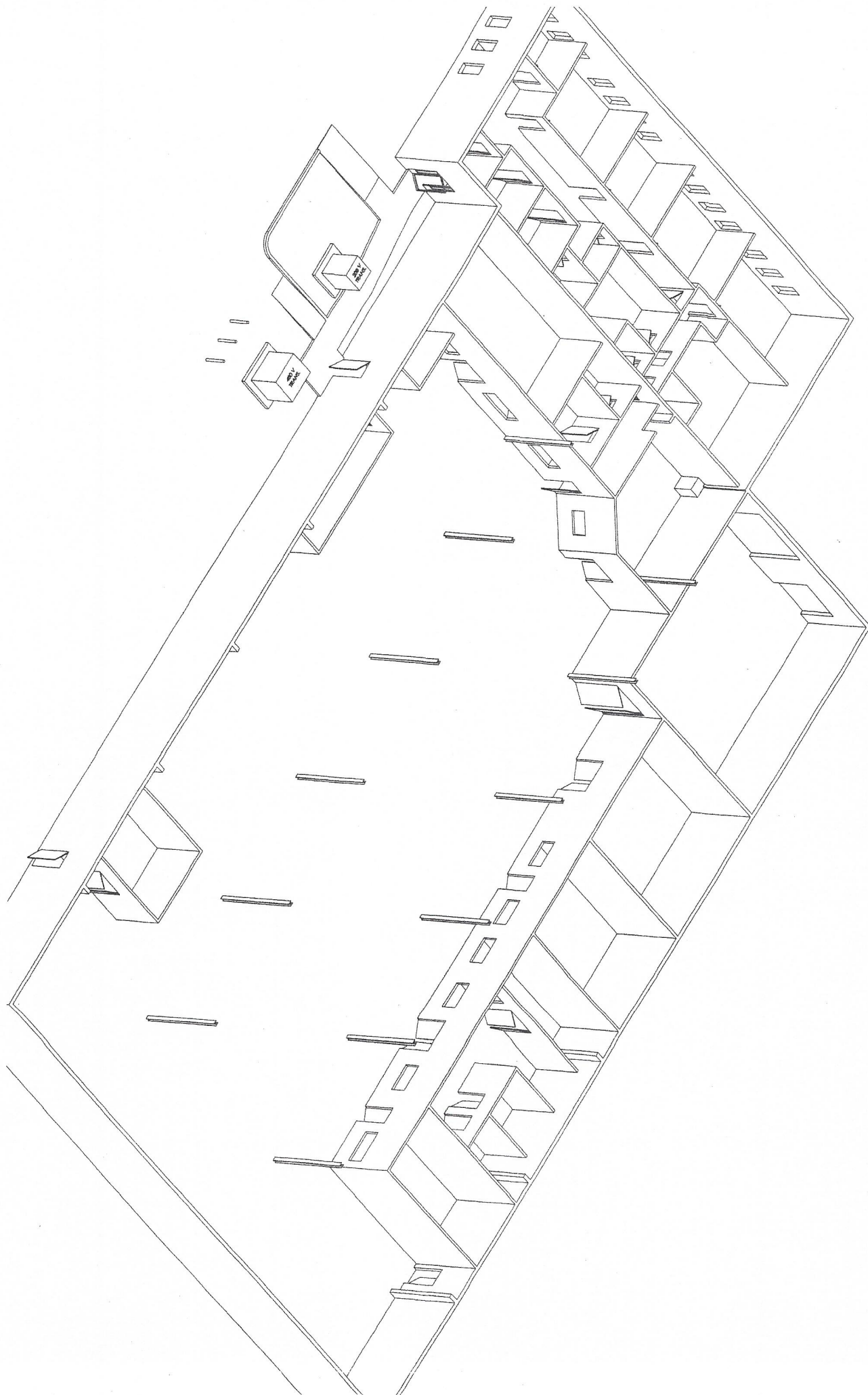
RECEIVED
OCT 27 2007
MILFORD, CONN.

BY: *[Signature]*
DATE: 10/11/07

① ② ③

REVISED

As Per State Bldg



LEGEND

PROPOSED

PROPERTY LINE	N/A
CONTOUR	50'
MANHOLE	12"
CATCH BASIN	12"
UTILITY POLE	N/A
TREES	N/A
TREE LINE	N/A
GAS LINE	N/A
HC SIGN	N/A
BIT CURB	N/A
CONCRETE CURB	N/A

NOTES

CONTRACT CALL BEFORE YOU DIG
EAST SEVENTH-TWO (72) HOURS
FOR.

SHOWN ACCORDING TO UTILITY
DEPARTMENT. ALL UTILITIES
SHOWN MUST BE CONSIDERED
AS SHOWN. NO GUARANTEE
ELEVATIONS OF EXISTING UTILITIES
V.

SOLICIT RESPONSIBLE FOR
COMPANY WORK REGARDING THIS
PROJECT. THE CONTRACTOR
IS RESPONSIBLE FOR
OBTAINING ALL NECESSARY
PERMITS AND CONSTRUCTION
E. SEVERAL OF CONSTRUCTION

STATIONARY. ALL SHALL
BE LARGER THAN ALL EXISTING
STRUCTURES THAT ARE TO REMAIN.
IT SHALL BE THE CONTRACTOR'S
RESPONSIBILITY TO OBTAIN ALL
NECESSARY PERMITS AND
CONSTRUCTION E. SEVERAL OF
CONTRACTOR'S OWN EXPENSE.

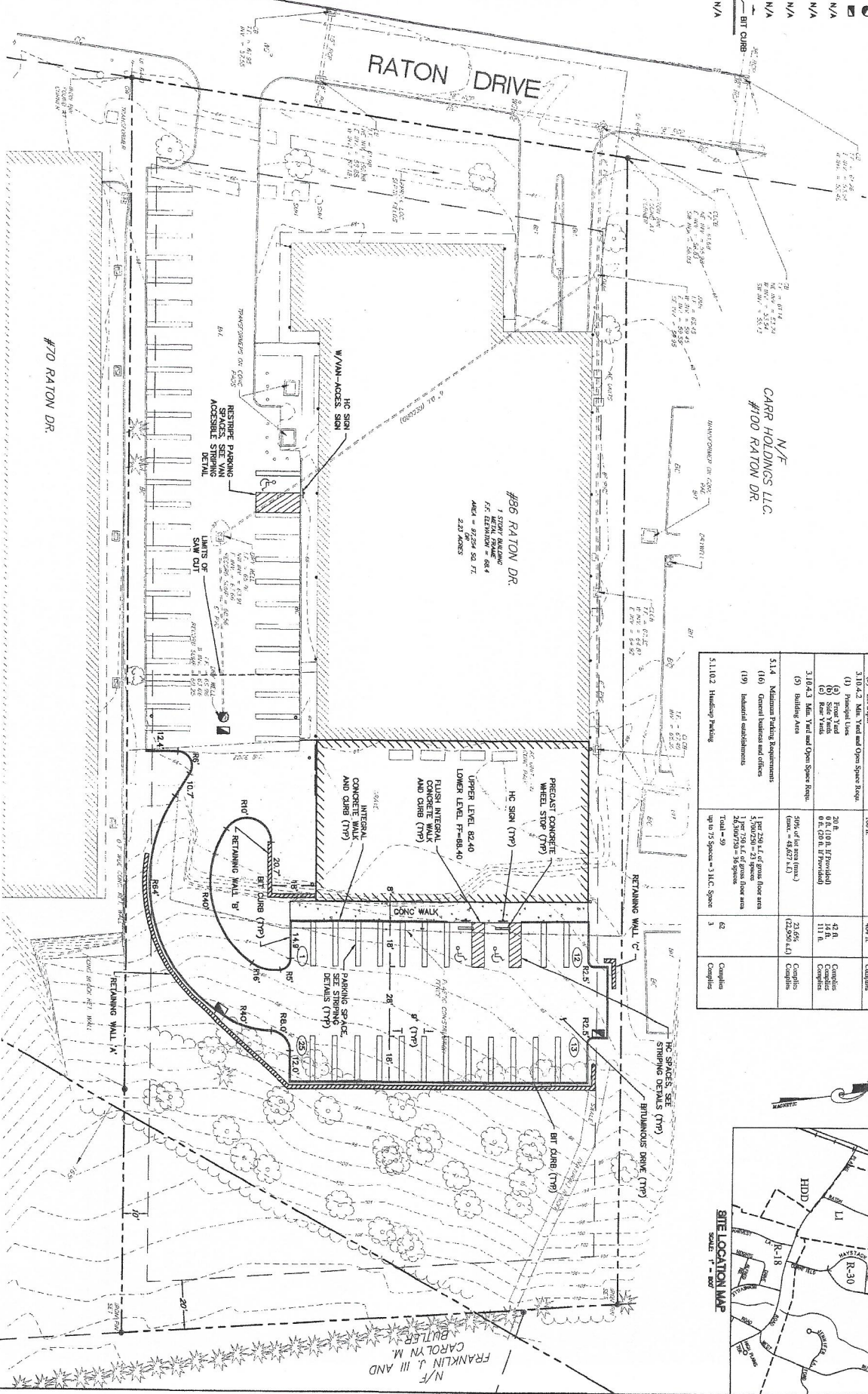
US SHALL CONFORM TO THE
LATEST SPECIFICATIONS FOR ROADS
CONSTRUCTION FORM 816, 2004.

PROPERLY DISPOSE OF EXISTING
AND WORK.

S. ENCOUNTERED. IT SHALL
BE THE CONTRACTOR'S RESPONSIBILITY
TO OBTAIN ALL NECESSARY
PERMITS AND CONSTRUCTION
E. SEVERAL OF CONSTRUCTION

IN LAY LINES. A MINIMUM OF
INVERT OF PROPOSED UTILITIES. A
MINIMUM OF THREE FEET BELOW
OF PROPOSED TREES. FOR DEPTH
AND SPACING.

FLUSH LANE. ALL DISTURBED
AREAS FOR PAVED SURFACES.



Zoning Table

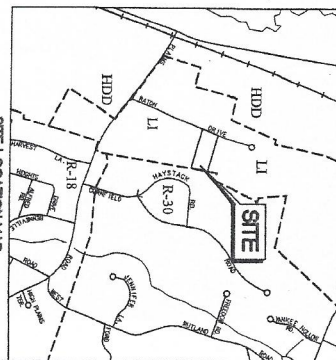
ZONE: LI

Limited Industrial District

Regulation	Required	Provided	Comment
3.10.4 Lot and Building Requirements			
(1) Lot Area	10,000 s.f.	97,254 s.f.	Complete
(2) Lot Depth	50 ft.	205 ft.	Complete
(3) Lot Width	100 ft.	400 ft.	Complete
3.10.4.2 Min. Yard and Open Space Req.			
(1) Principal Uses	20 ft.	42 ft.	Complete
(2) Front Yard	0 ft. (10 ft. if provided)	11 ft.	Complete
(3) Rear Yard	0 ft. (10 ft. if provided)	11 ft.	Complete
(4) Side Yard	0 ft. (10 ft. if provided)	11 ft.	Complete
3.10.4.3 Min. Yard and Open Space Req.			
(1) Building Area	50% of lot area (max.) (max. = 48,257 s.f.)	23,55% (22,250 s.f.)	Complete
3.1.4 Medium Density Requirements			
(16) General business and offices	1 per 250 s.f. of gross floor area 5,700/250 = 23 spaces 1 per 100 s.f. of gross floor area 5,700/100 = 57 spaces Total = 80	62	Complete
3.11.0.2 Loading Dock	up to 15 Spaces = 150 Spaces	3	Complete

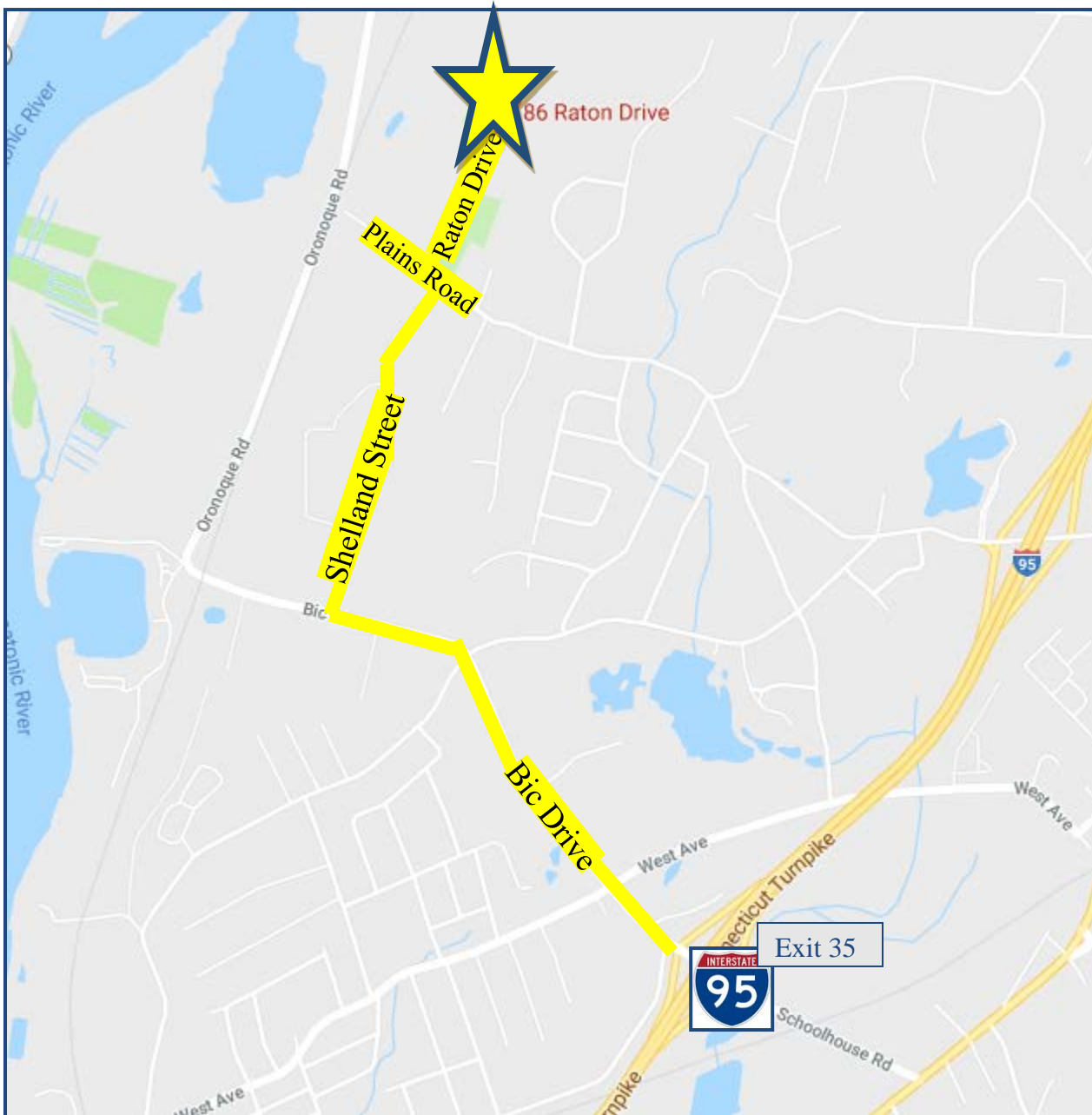
SITE LOCATION MAP

SCALE: 1" = 500'



VERY EASY ACCESS

86 Raton Drive, Milford, Connecticut



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