

# 86 Raton Drive, Milford, Connecticut

## FLEX BUILDING FOR LEASE

### 22,000 Square Feet

Land: 2.23 acres

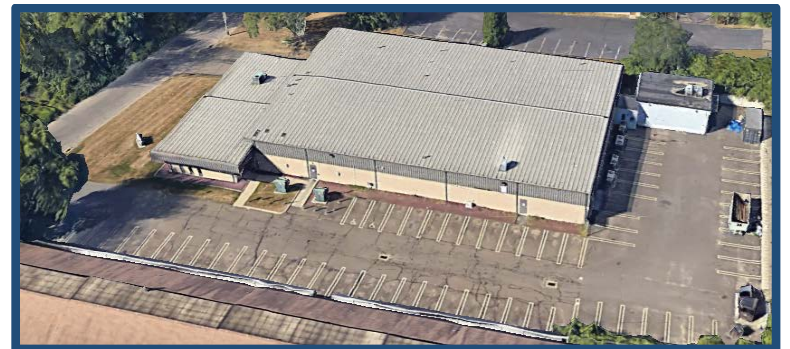
Parking: 63±

Utilities: natural gas, city water and city sewer

Heat: natural gas

Lease: \$10.50 PSF NNN

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



Contact Bruce Wettenstein, SIOR  
203.226.7101 ext. 2  
Email: [bruce@vidalwettenstein.com](mailto: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**

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## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

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

# FLEX PRODUCTION FACILITY FOR LEASE

PROPERTY ADDRESS: 86 Raton Drive, Milford, Connecticut





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

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# FLEX PRODUCTION FACILITY FOR LEASE

<b>PROPERTY ADDRESS:</b>	86 Raton Drive, Milford, Connecticut
<b>SIZE:</b>	22,000 square feet, single story
<b>LAND:</b>	2.23 acres, allows 7,500 sq/ft addition can be added
<b>DESCRIPTION:</b>	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')
<b>ZONE:</b>	L I Industrial, expansion capable for 7,500 sq/ft addition
<b>LOADING:</b>	2 drive in doors, 12' x 12' and 1 loading dock, 8' X 10'
<b>PARKING:</b>	65 spaces, including visitor & handicap parking, area is well lit.
<b>CLEAR HEIGHT:</b>	14' to 18' pitched metal roof
<b>SAFETY DETAILS:</b>	Fire Alarm Control Panel, smoke heat and fire sensors throughout the facility, biometric camera system.
<b>SPRINKELEED:</b>	Fully sprinklered, wet system
<b>WATER:</b>	City water
<b>SEWER:</b>	City Sewer
<b>GAS:</b>	Natural Gas
<b>HEAT:</b>	Natural Gas
<b>AIR CONDITIONING:</b>	100%, multiple HVAC's units throughout.
<b>AIR COMPRESSOR:</b>	50 & 75 HP, with a Zek moisture retrieval system, may remain. Air lines throughout production area
<b>COLUMN SPACE:</b>	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

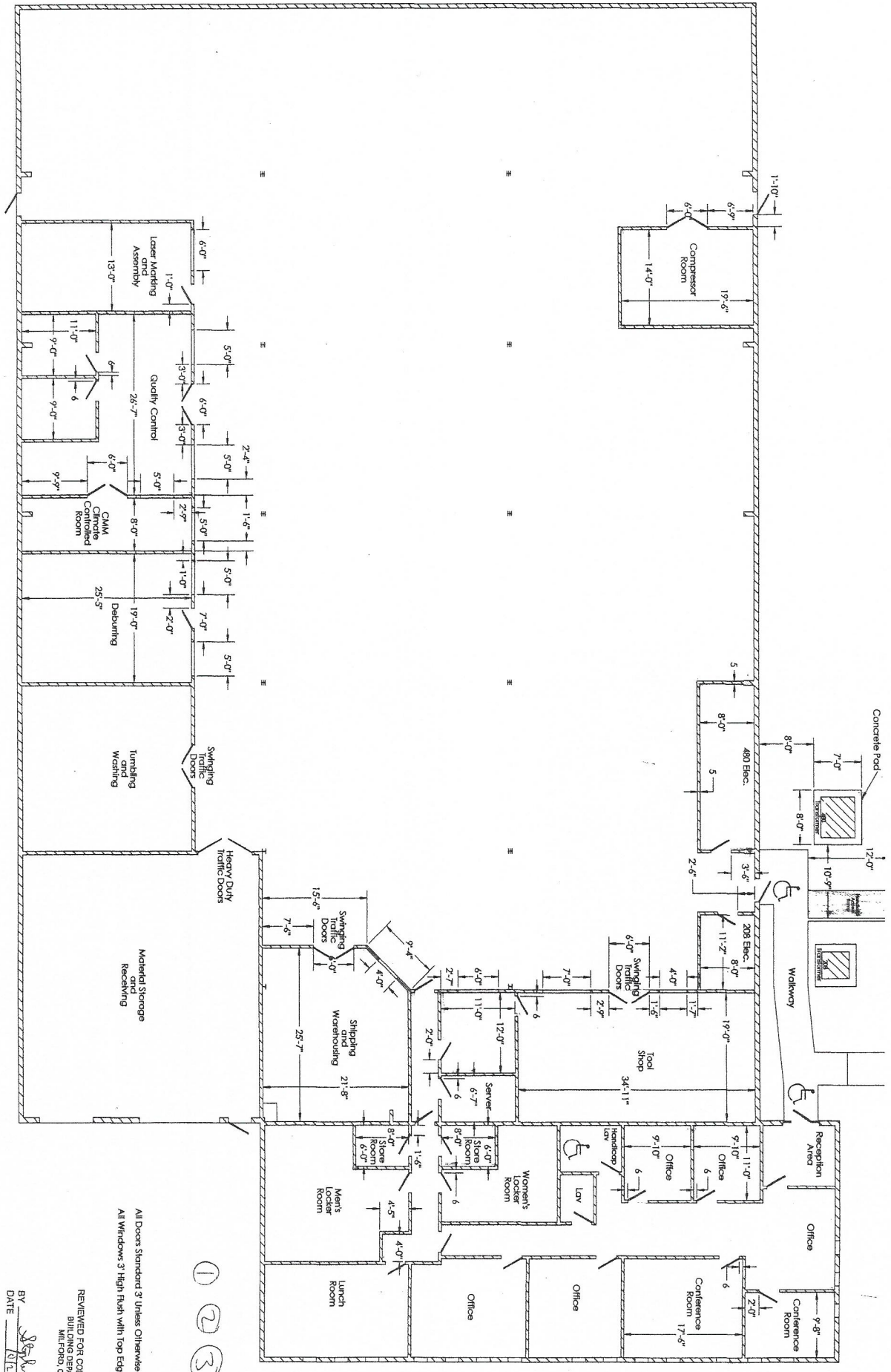
**LIGHTING:** High Intensity LED lighting throughout production area

**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 1/8<sup>th</sup> 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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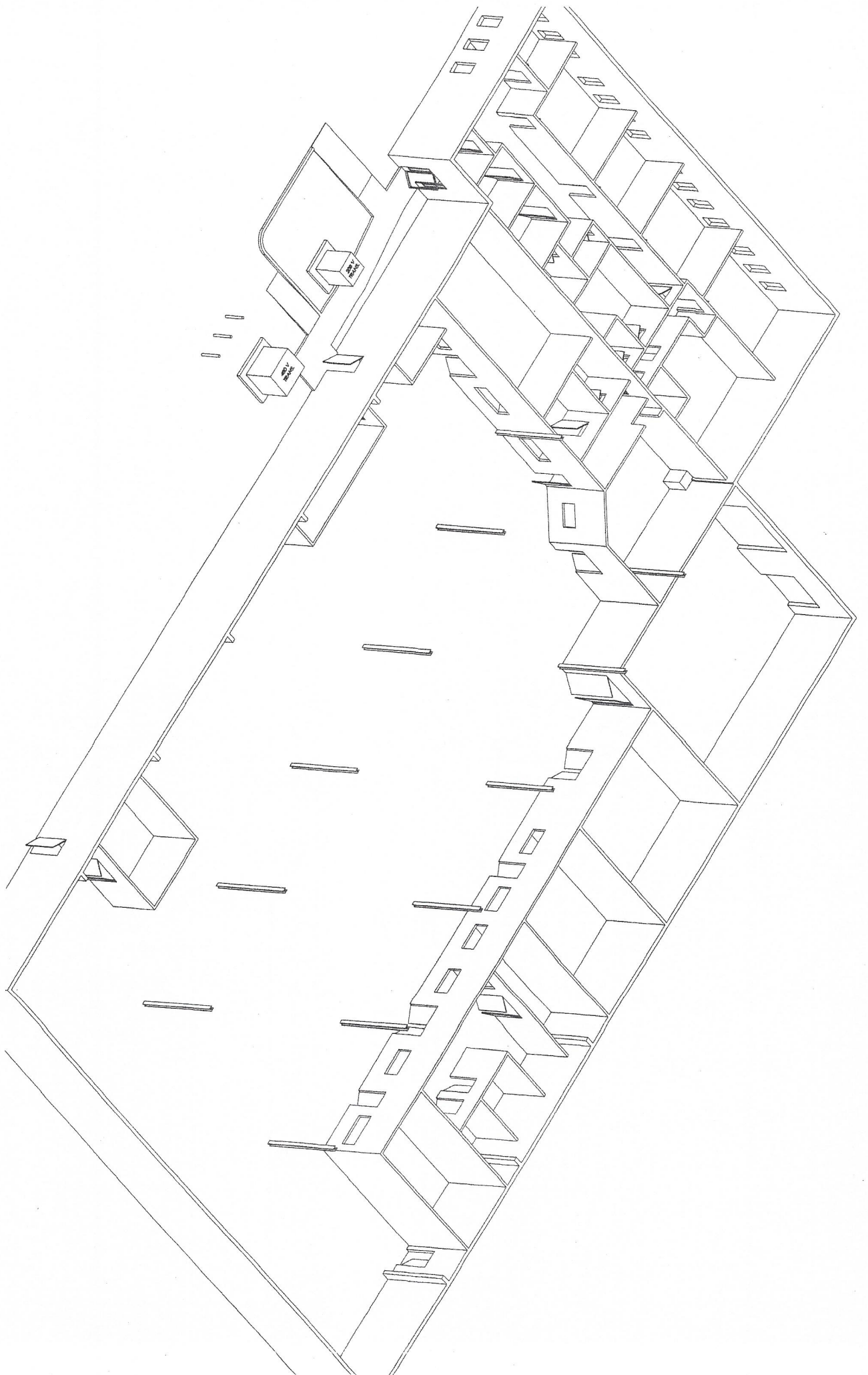


SECTION A-A  
SCALE 1:76

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/07	ISSUED FOR CONSTRUCTION	JKB	JKB
2		REVISIONS		
3		REVISIONS		
4		REVISIONS		
5		REVISIONS		
6		REVISIONS		
7		REVISIONS		
8		REVISIONS		
9		REVISIONS		
10		REVISIONS		

All Doors Standard 3 Unless Otherwise Specified  
 All Windows 3 High Flush with Top Edges Of Doors  
 REVISIONS FOR CODE COMPLIANCE  
 OCT 27 2007  
 MILFORD, CONN.  
 RECEIVED  
 86 Roton  
 JKB Medical  
 BY: *[Signature]*  
 DATE: 11/11/07

①  
 ②  
 ③  
 REVISED



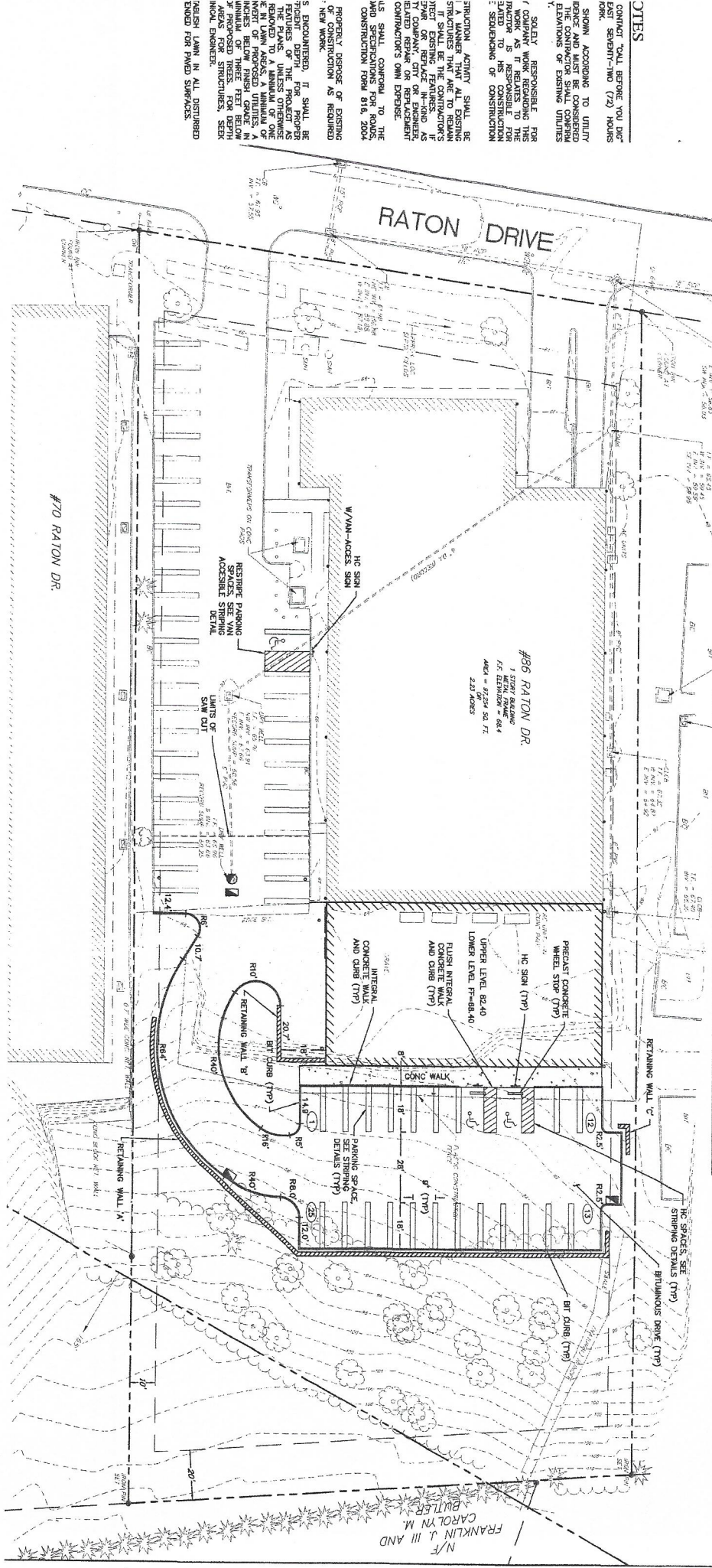


**LEGEND**

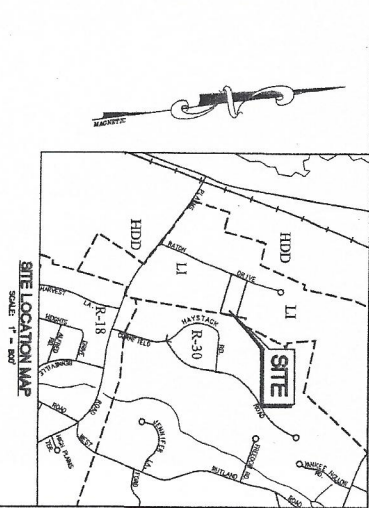
- PROPOSED
- PROPERTY LINE
  - CONTOUR
  - MANHOLE
  - CATCH BASIN
  - UTILITY POLE
  - TREES
  - TREE LINE
  - GAS LINE
  - HC SIGN
  - BIT CURB
  - CONCRETE CURB

**NOTES**

CONDUCT CALL BEFORE YOU DIG  
 EAST SEVENTY-TWO (72) HOURS  
 BEFORE WORK BEGINS  
 SHOWN ACCORDING TO UTILITY  
 DEPARTMENT RECORDS  
 DEGREE AND MUST BE CONSIDERED  
 AS A GUIDE ONLY  
 EVALUATIONS OF EXISTING UTILITIES  
 SHALL BE THE RESPONSIBILITY OF THE  
 CONTRACTOR  
 CONTRACTOR SHALL BE RESPONSIBLE FOR  
 PROTECTING ALL EXISTING UTILITIES  
 AND STRUCTURES THAT ARE TO REMAIN  
 THROUGHOUT THE CONSTRUCTION  
 PERIOD  
 CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY PERMITS  
 FROM THE CITY OF DENVER  
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 FROM THE CITY OF DENVER  
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 OBTAINING ALL NECESSARY PERMITS  
 FROM THE CITY OF DENVER



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.	202 ft.	Complete
(3) Lot Width	50 ft.	402 ft.	Complete
3.10.4.2 Min. Yard and Open Space Requirements			
(1) Principal Uses	20 ft.	42 ft.	Complete
(2) Front Yard	0 ft. (10 ft. if provided)	14 ft.	Complete
(3) Rear Yard	0 ft. (10 ft. if provided)	11 ft.	Complete
(4) Side Yard	50% of lot area (min.)	23.5%	Complete
(5) Building Area	5,500/250 = 23 spaces	22,500 s.f.	Complete
3.11.0.2 Stacking Parking	up to 3 Spaces = 1 HC Space	3	Complete

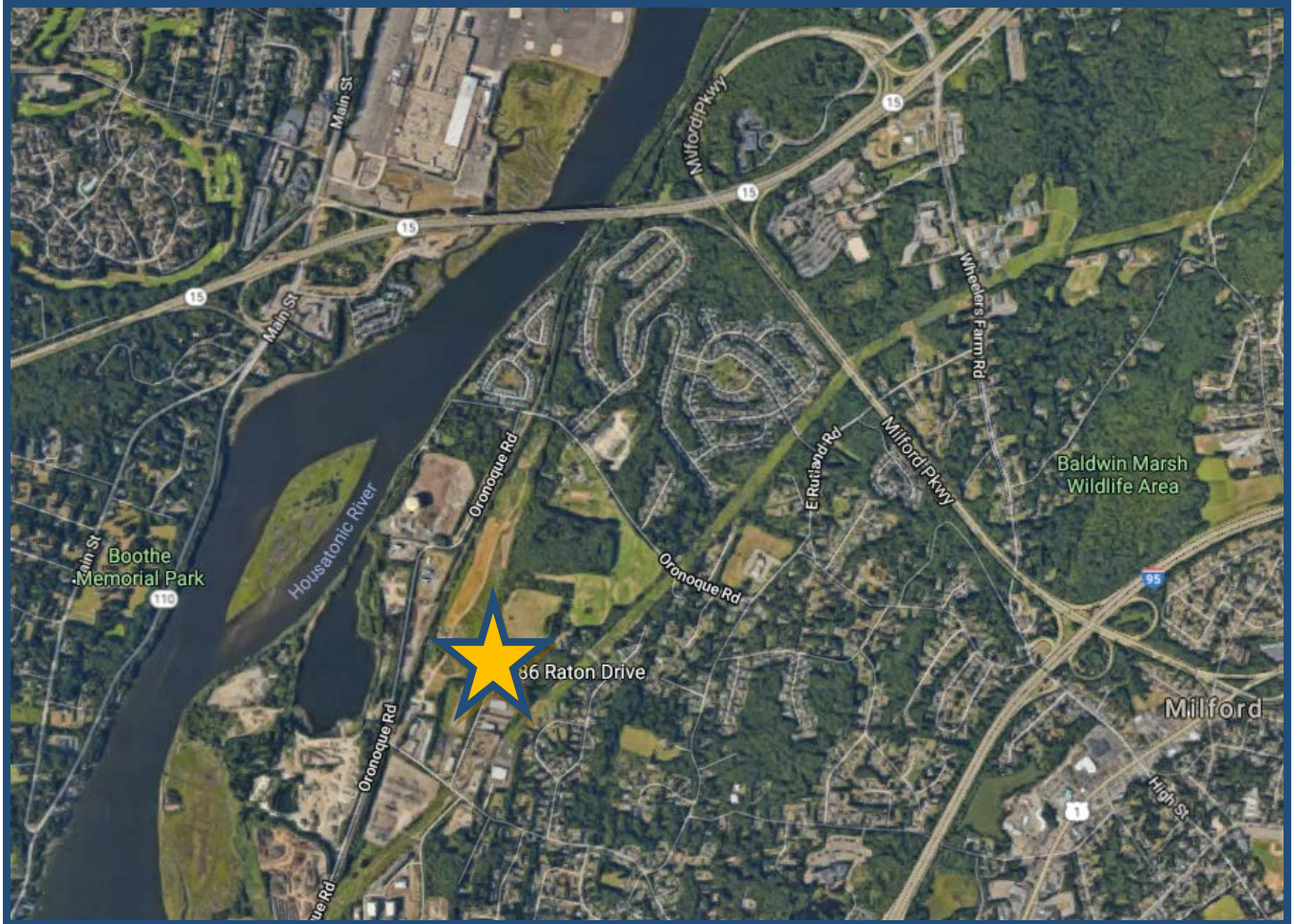


FRANKLIN & M. BUTLER  
 CAROLYN M.  
 N/A



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