

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
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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 LEASE

PROPERTY ADDRESS: 86 Raton Drive, Milford, Connecticut



FLEX PRODUCTION FACILITY FOR 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.
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 \$10.50 per sq. ft. NNN

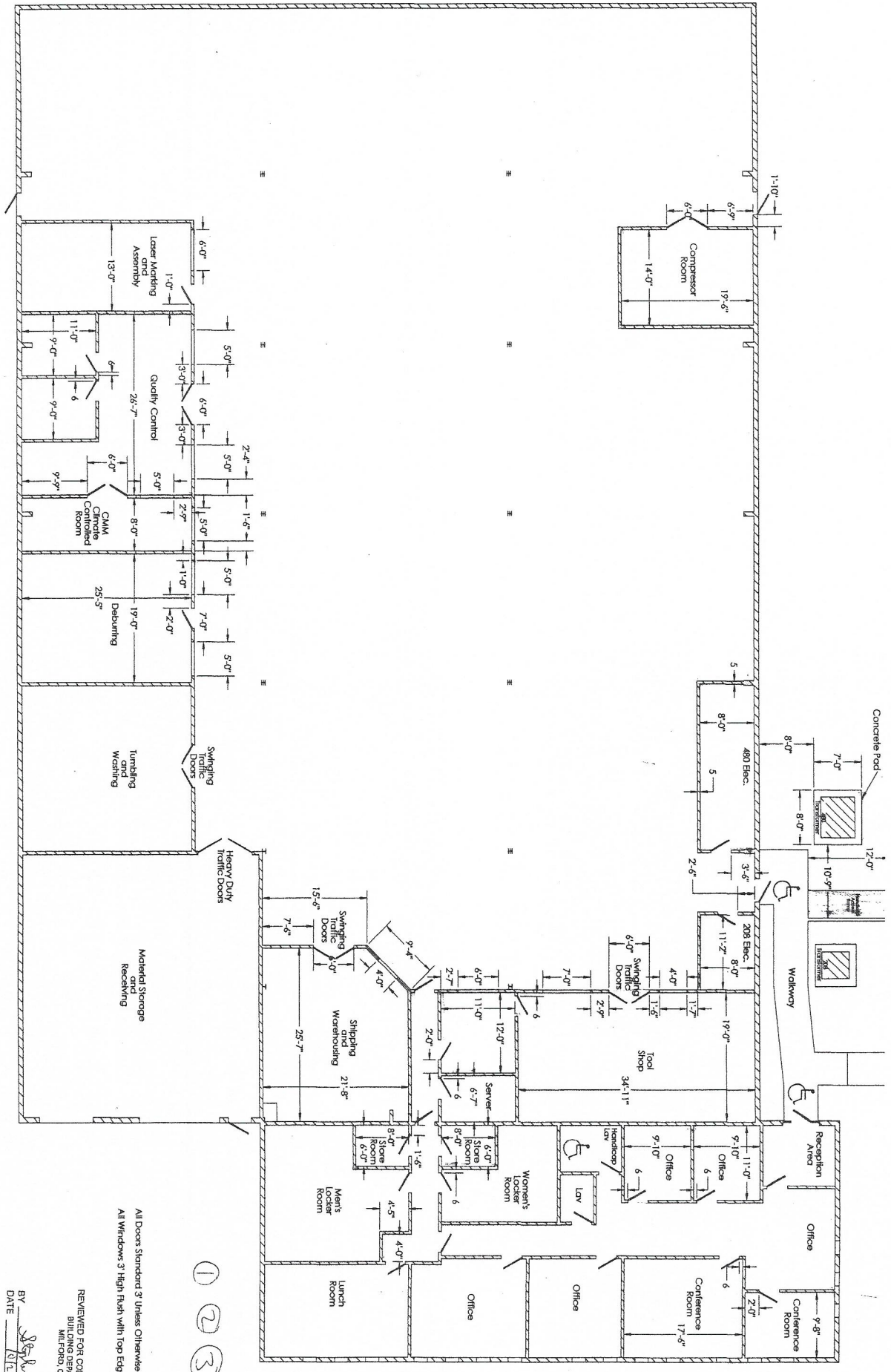
TAXES: \$1.35 per sq/ft.

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.

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



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SECTION A-A
SCALE 1:76

NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION
1	11/11/07	[Signature]	[Signature]	[Signature]	REVISIONS
2					
3					

DATE	11/11/07
BY	[Signature]
CHKD.	[Signature]
APP'D.	[Signature]
TITLE	86 Roton
PROJECT	JKB Medical
CLIENT	JKB Medical
LOCATION	MILFORD, CONN.
DATE	OCT 27 2007
SCALE	AS SHOWN
PROJECT NO.	86 Roton
DATE	OCT 27 2007
SCALE	AS SHOWN

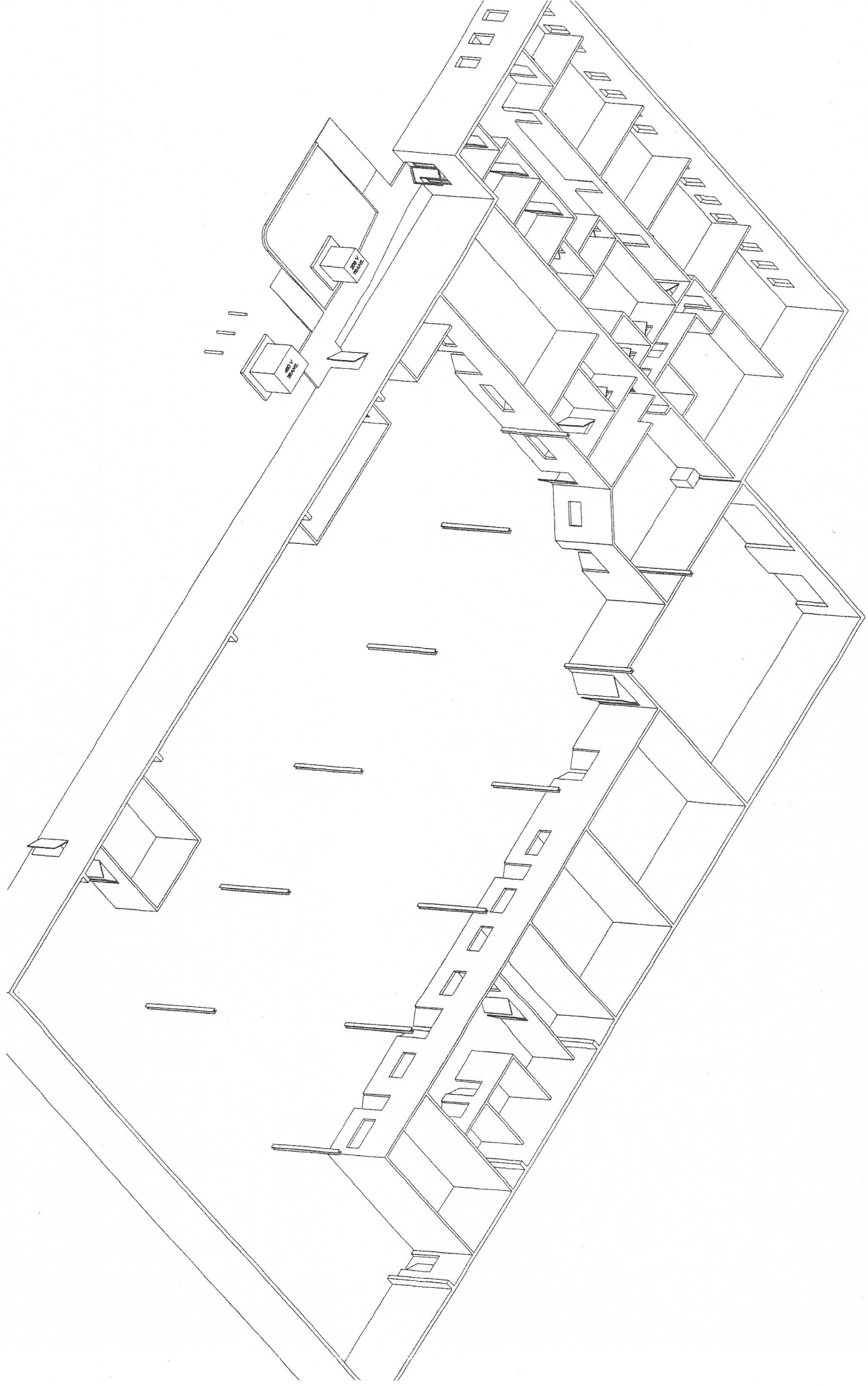
All Doors Standard 3' Unless Otherwise Specified
All Windows 3' High Flush with Top Edges Of Doors

- ①
- ②
- ③

REVISED

REVIEWED FOR CODE COMPLIANCE
OCT 27 2007
MILFORD, CONN.
RECEIVED
Building Dept
MILFORD, CT

As Per State Bid



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 PRIOR TO CONSTRUCTION.

SHOWN ACCORDING TO UTILITY DEGREE AND MUST BE CONSIDERED EVALUATIONS OF EXISTING UTILITIES.

SOLICIT RESPONSIBLE FOR COMPANY WORK REQUIRING THIS TRACTOR AS RESPONSIBLE FOR ERECTED TO HIS CONSTRUCTION SUPERVISION OF CONSTRUCTION.

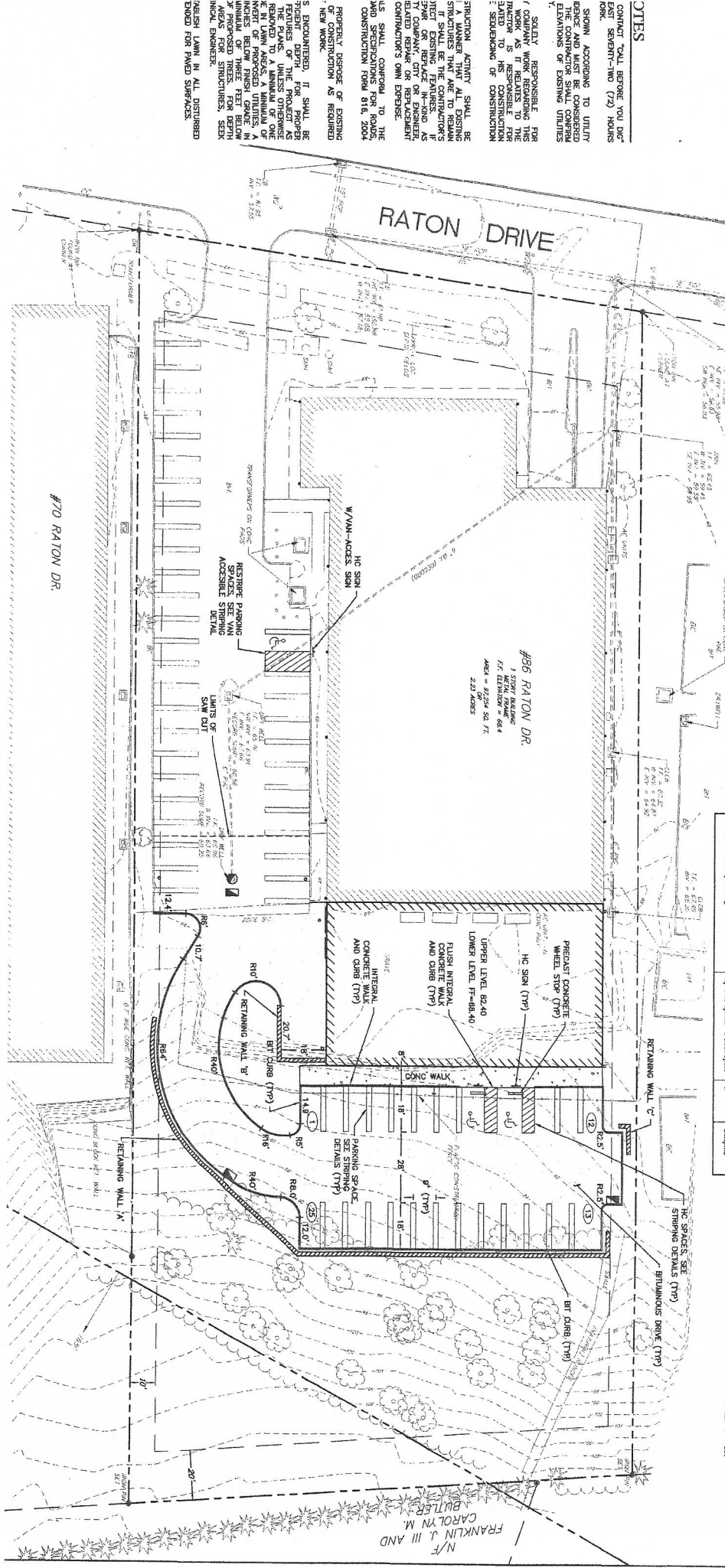
THAT UNLESS OTHERWISE STATED, ALL EXISTING STRUCTURES THAT ARE TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN OR REPLACE IN-AND-AS-TO COMPANY, CITY OR ENGINEER CONTRACTOR'S OWN EXPENSE.

THE CONTRACTOR SHALL CONFORM TO THE AND SPECIFICATIONS FOR ROAD CONSTRUCTION FORM 816, 2004.

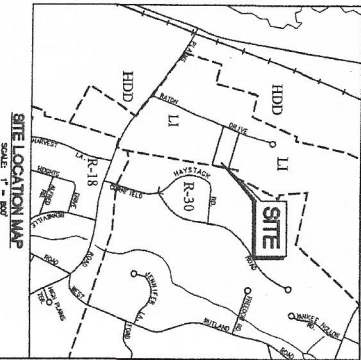
PROPERLY DISPOSE OF EXISTING SIGN WORK.

5. ENCOUNTERED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN OR REPLACE IN-AND-AS-TO COMPANY, CITY OR ENGINEER CONTRACTOR'S OWN EXPENSE.

UNLESS LAWN IN ALL DISTURBED AREAS FOR FINED SURFACES.



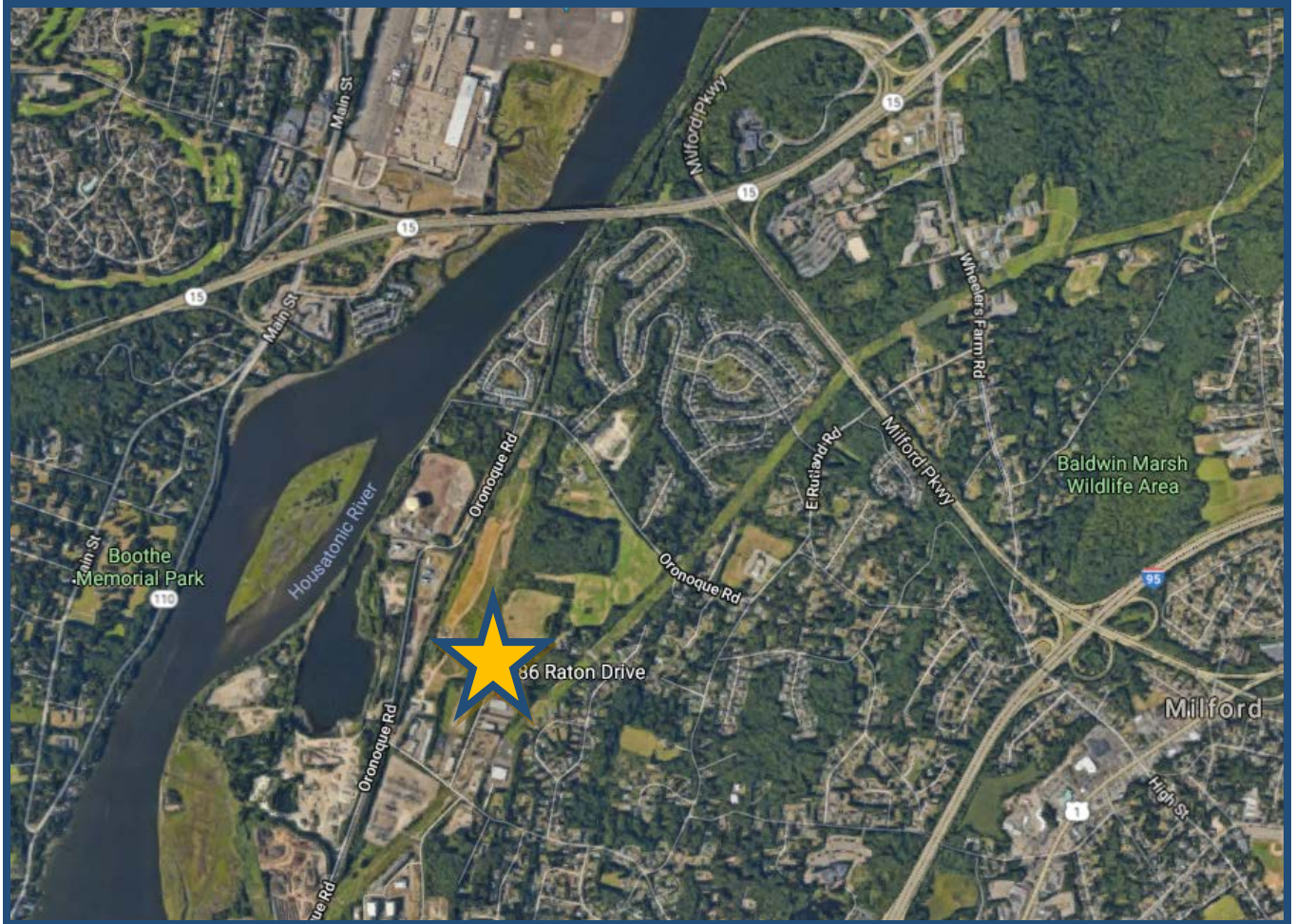
Zoning Table		Zone: LI		Limited Industrial District	
Regulation	Required	Provided	Comment		
3.10.4 Lot and Building Requirements					
(1) Lot Area	10,000 sq. ft.	97,254 sq. ft.	Complete		
(2) Lot Depth	50 ft.	202 ft.	Complete		
(3) Lot Width	100 ft.	468 ft.	Complete		
3.10.4.2 Max. Yard and Open Space Requirements					
(1) Principal Uses					
(2) Front Yard	20 ft.	42 ft.	Complete		
(3) Rear Yard	0 ft. (10 ft. if provided)	14 ft.	Complete		
(4) Side Yard	0 ft. (10 ft. if provided)	11 ft.	Complete		
3.10.4.3 Min. Yard and Open Space Requirements					
(1) Building Area	50% of lot area (min.)	23,55% (22,500 sq. ft.)	Complete		
3.14.4 Maximum Parking Requirements					
(1) General Industries and Offices	1 per 250 sq. ft. of gross floor area	5,590/250 = 22 spaces			
(2) Industrial establishments	1 per 100 sq. ft. of gross floor area	1 per 100 sq. ft. of gross floor area			
(3) Warehouse	1 per 100 sq. ft. of gross floor area	1 per 100 sq. ft. of gross floor area			
3.11.0.2 Loading Parking	1 per 100 sq. ft. of gross floor area	1 per 100 sq. ft. of gross floor area			
	up to 75 Spaces = 1 HC Space	63	Complete		



N/F
FRANKLIN & III AND
CAROLYN M.
BUTLER

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