

# 86 Raton Drive, Milford, Connecticut



## FLEX BUILDING FOR SALE / LEASE

22,000 Square Feet

- Land: 2.23 acres
- Parking: 63±
- Utilities: natural gas, city water and city sewer
- Heat: natural gas
- For Sale: \$1,975,000
- 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**

Individual Members

Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

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

# FLEX PRODUCTION FACILITY FOR SALE / 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>SPRINKLELED:</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 sale price is \$1,975,000  
Listed asking lease 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 1/8<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.

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

# FLEX PRODUCTION FACILITY FOR LEASE

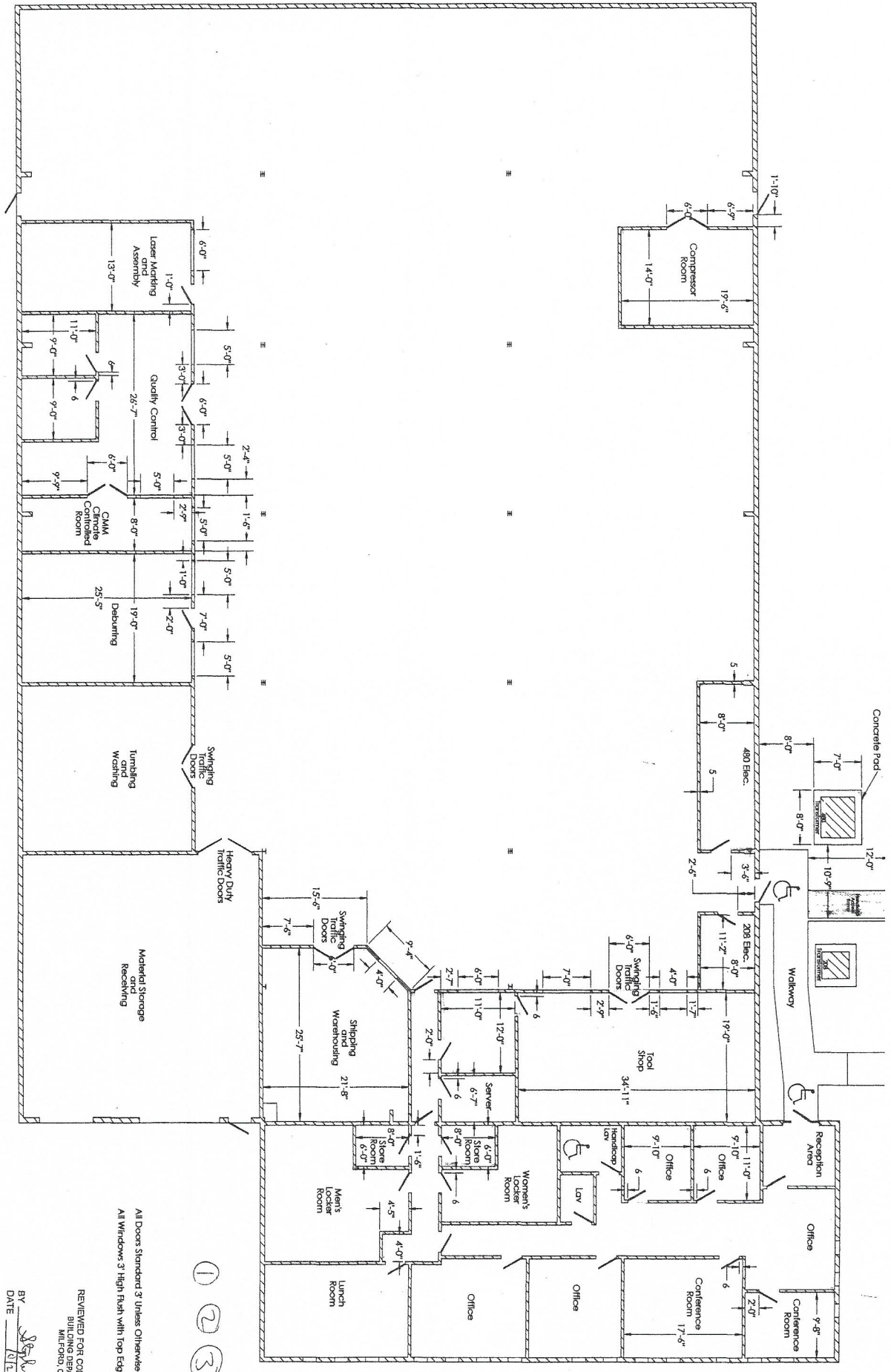
PROPERTY ADDRESS: 86 Raton Drive, Milford, Connecticut







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



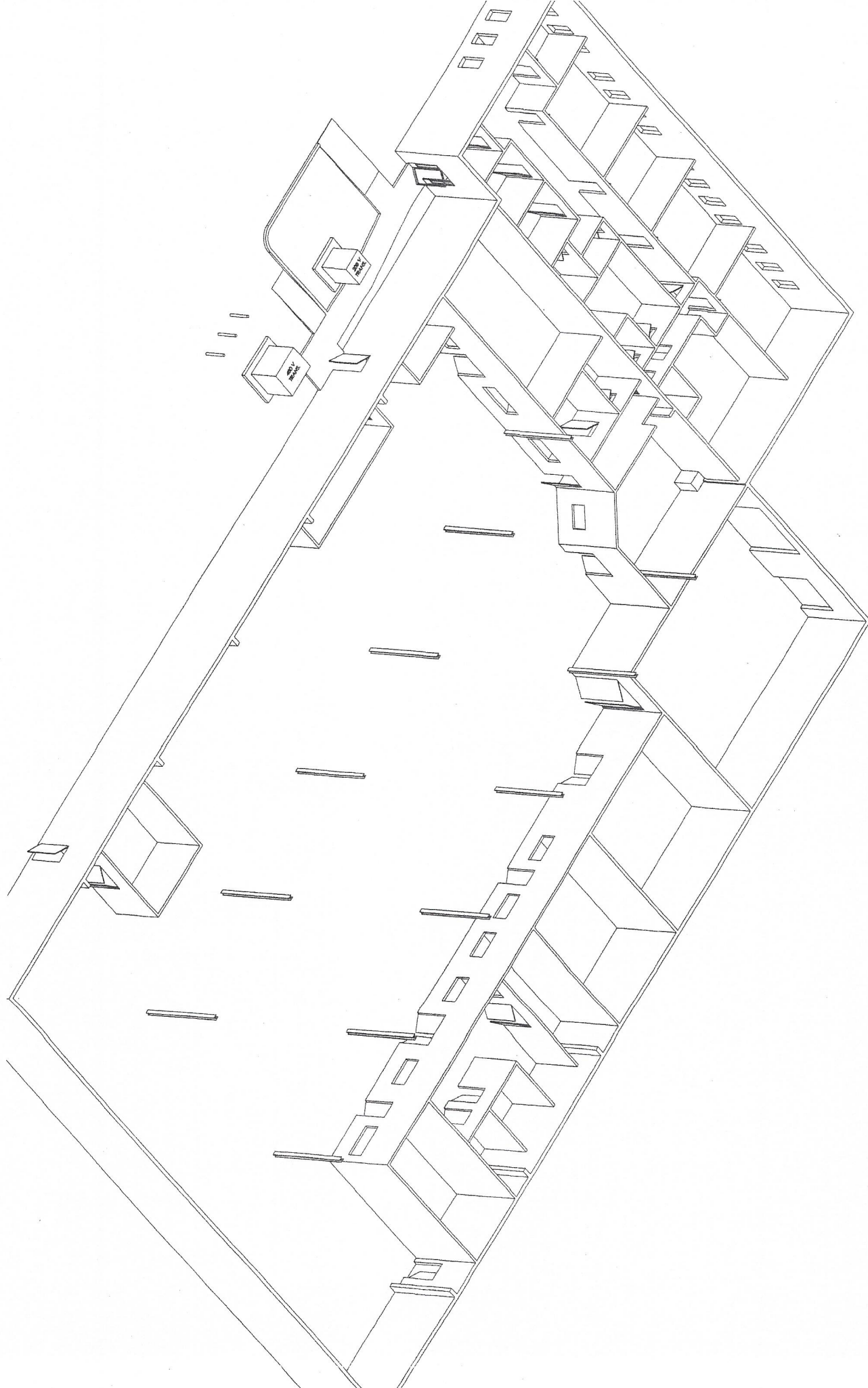
SECTION A-A  
SCALE 1:96

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  
 DATE 11/11/07  
 BY *[Signature]*  
 TITLE *[Signature]*

①  
 ②  
 ③  
 REVISED

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

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.

2. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS FOR ROAD AND CONSTRUCTION FORM 816, 2004.

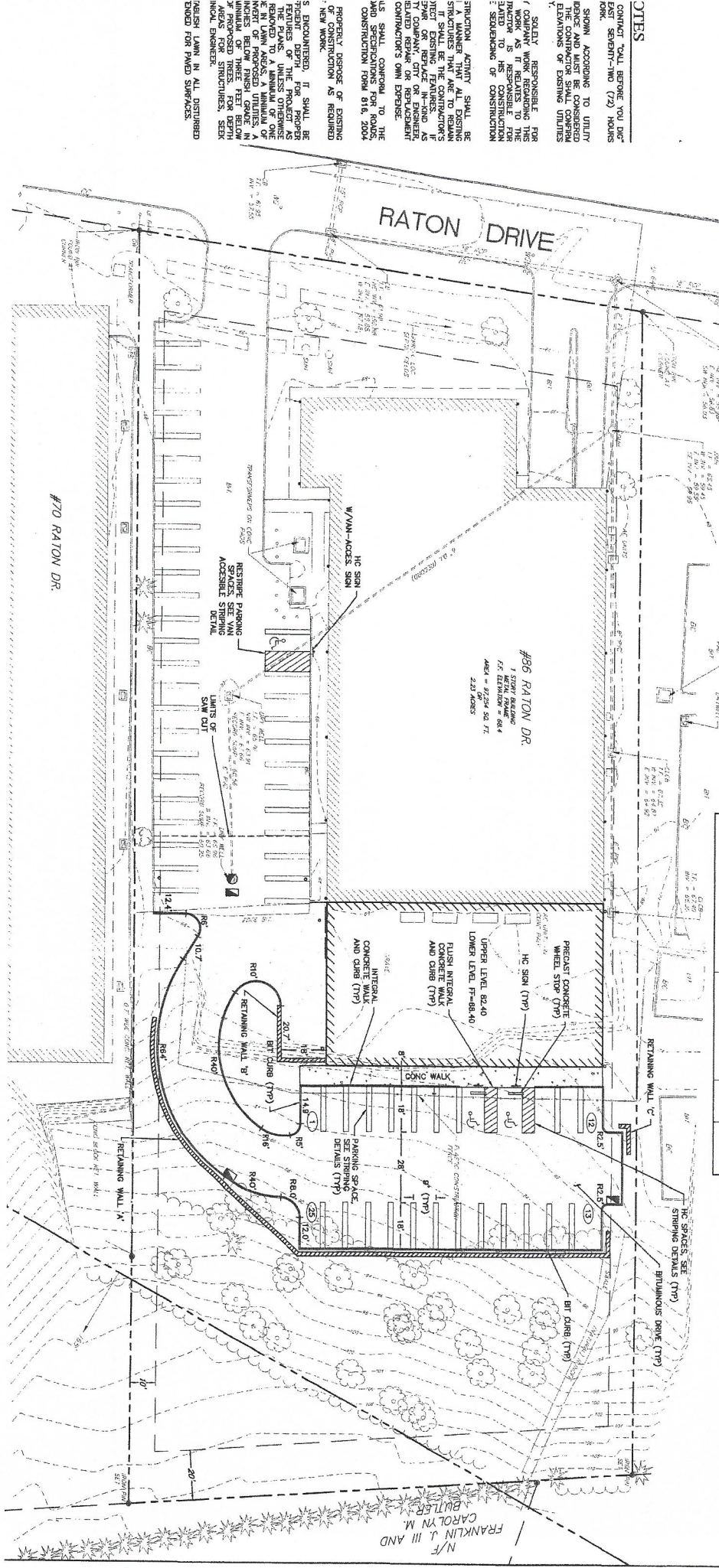
5. PROPERLY DISPOSE OF EXISTING UTILITIES AND STRUCTURES AS REQUIRED.

6. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.

8. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

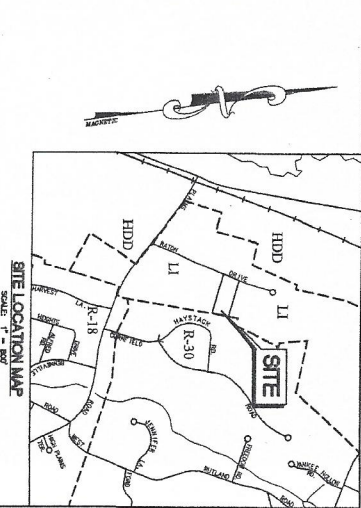
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.



### Zoning Table

Limited Industrial District

Regulation	Required	Provided	Comment
3.10.4 Lot and Building Requirements			
3.10.4.1 Minimum Lot Requirements	10,000 s.f.	97,254 s.f.	Complete
3.10.4.2 Min. Yard and Open Space Req.	50 ft.	205 ft.	Complete
3.10.4.3 Min. Yard and Open Space Req. (Building Area)	20 ft.	42 ft.	Complete
3.14 Multiple Parking Requirements	5,500 sq. ft. of gross floor area	22,500 s.f.	Complete
3.14.1 General Building and Office	1 per 750 s.f. of gross floor area	1 per 750 s.f. of gross floor area	Complete
3.14.2 Industrial establishments	1 per 750 s.f. of gross floor area	1 per 750 s.f. of gross floor area	Complete
3.14.3 Headering Parking	up to 75 Spaces + 1 HC Space	63	Complete

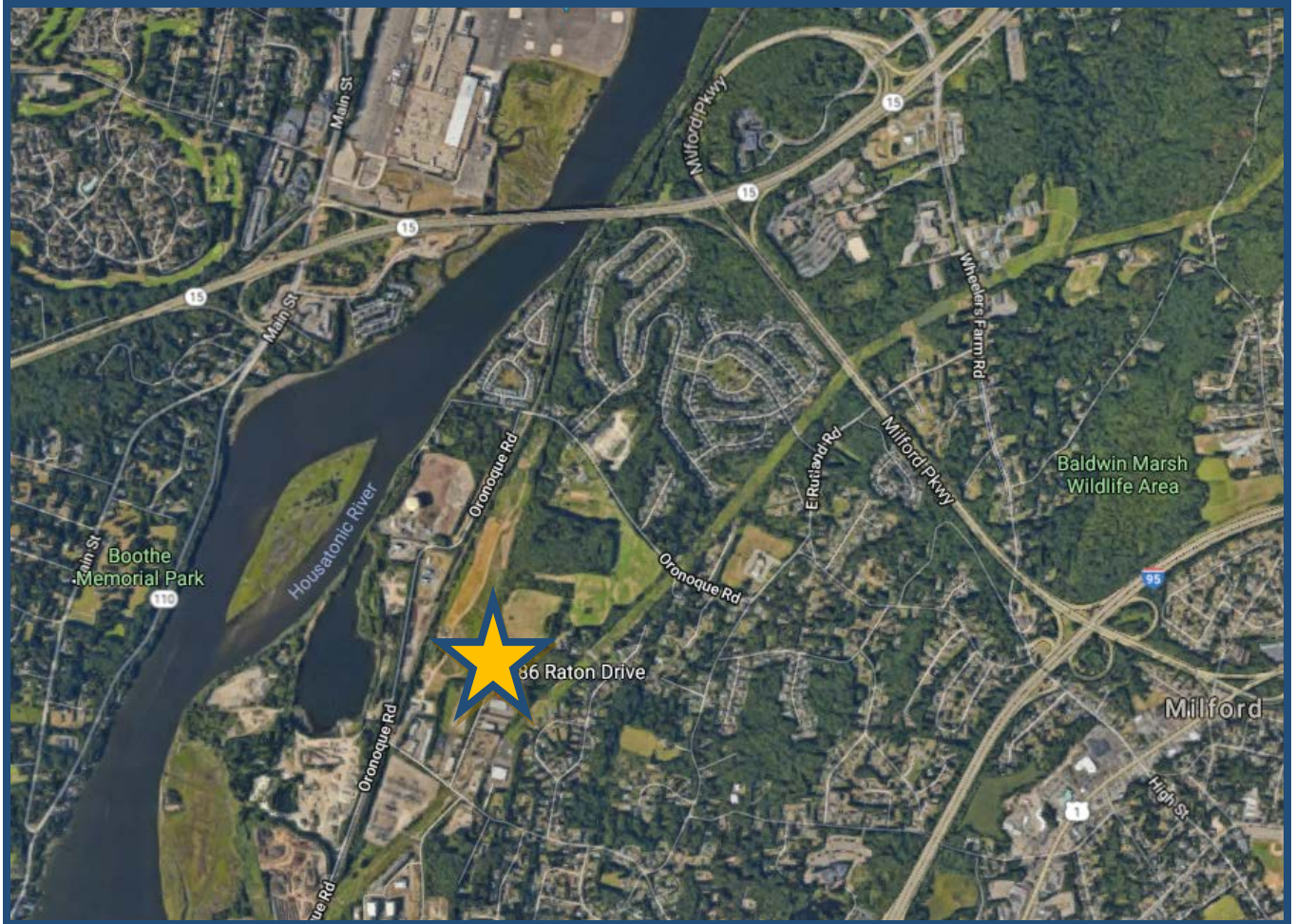


N/F  
FRANKLIN & M.  
CAROLYN M.  
BUTLER



# FLEX PRODUCTION FACILITY FOR LEASE

PROPERTY ADDRESS: 86 Raton Drive, Milford, Connecticut



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