

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: 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.
SPRINKLELED:	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 \$1,975,000
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 1/8th 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 Wettenstein, SIOR

FLEX PRODUCTION FACILITY FOR LEASE

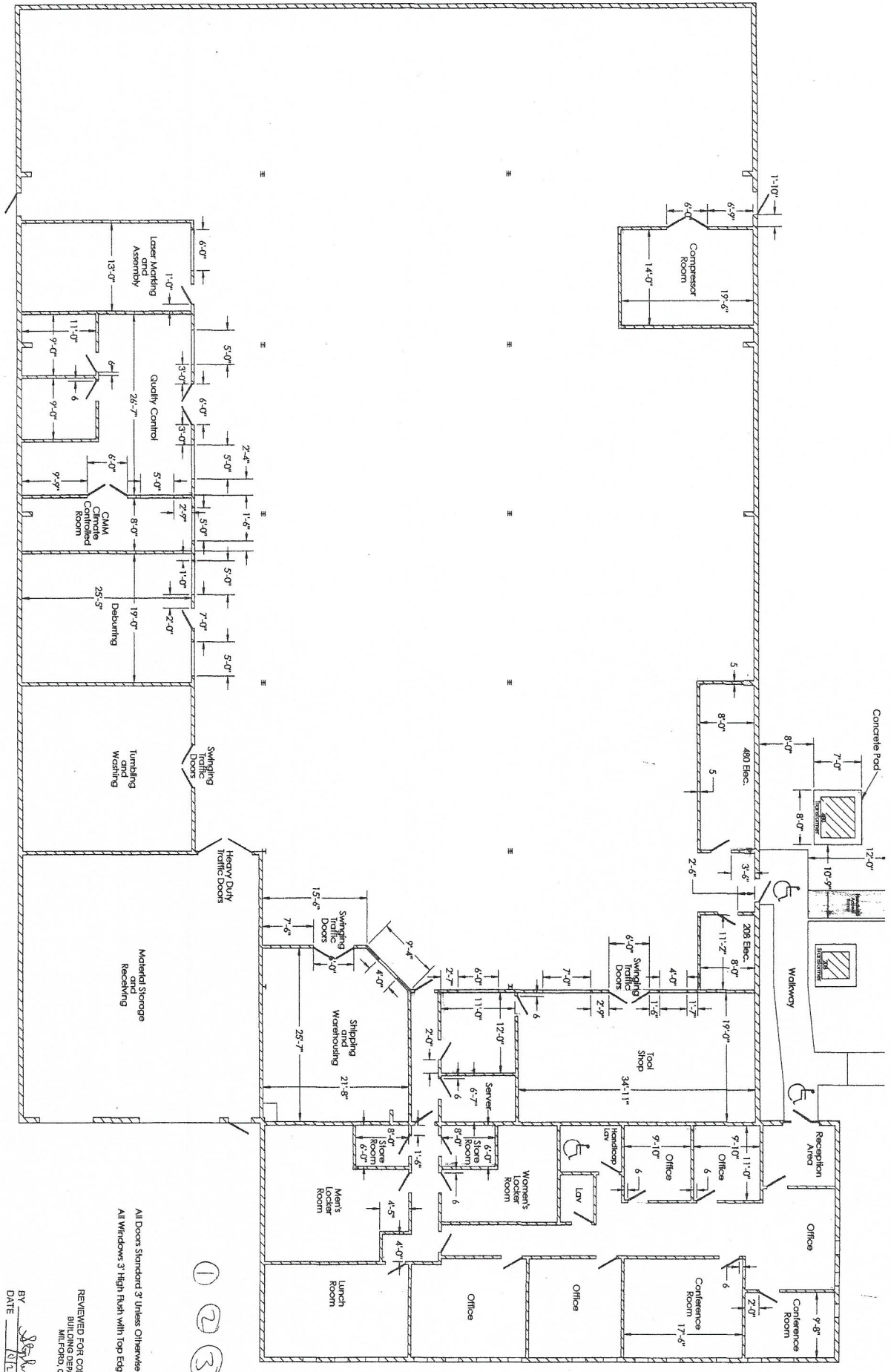
PROPERTY ADDRESS: 86 Raton Drive, Milford, Connecticut







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SECTION A-A
SCALE 1:76

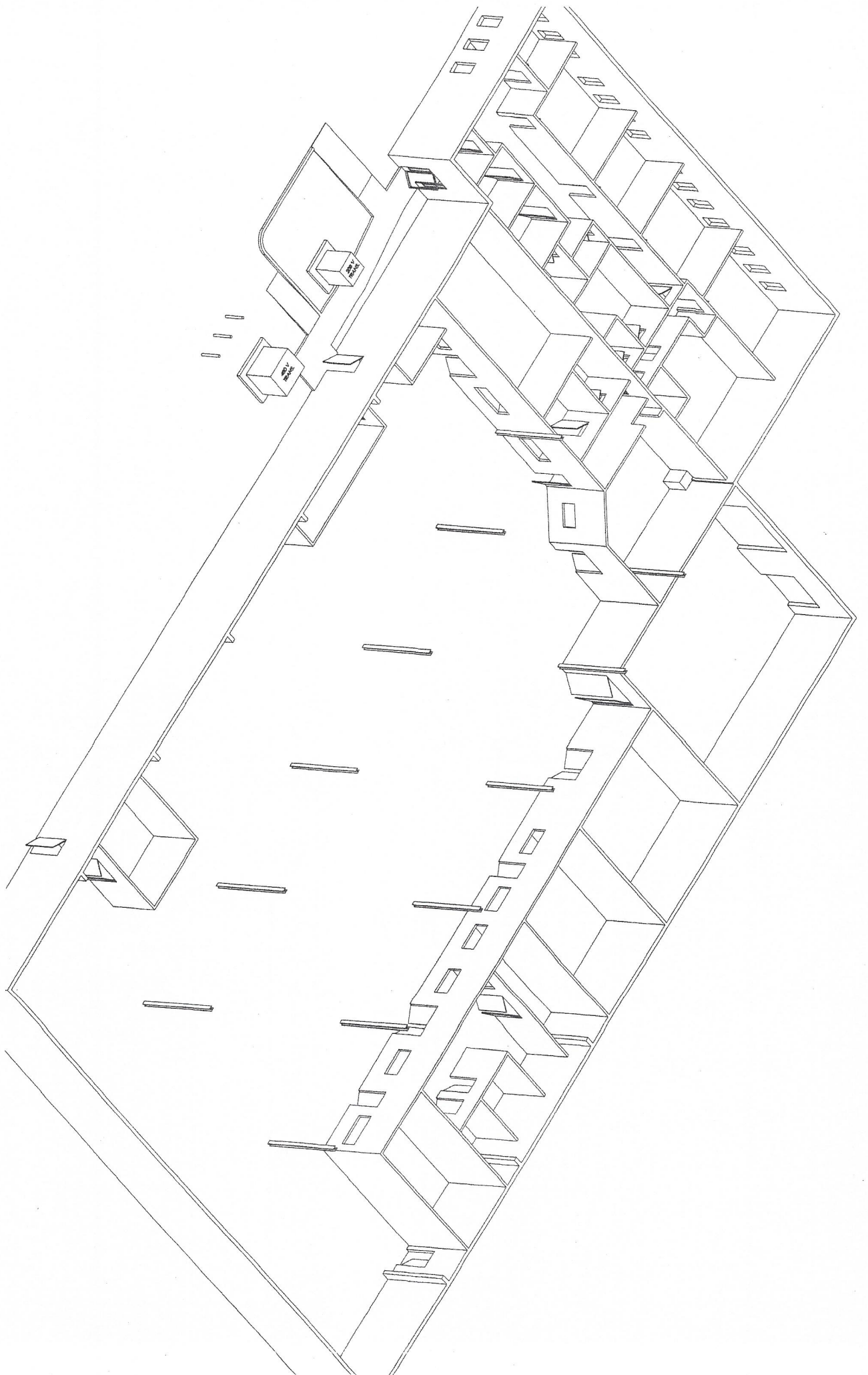
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MILFORD, CONN.
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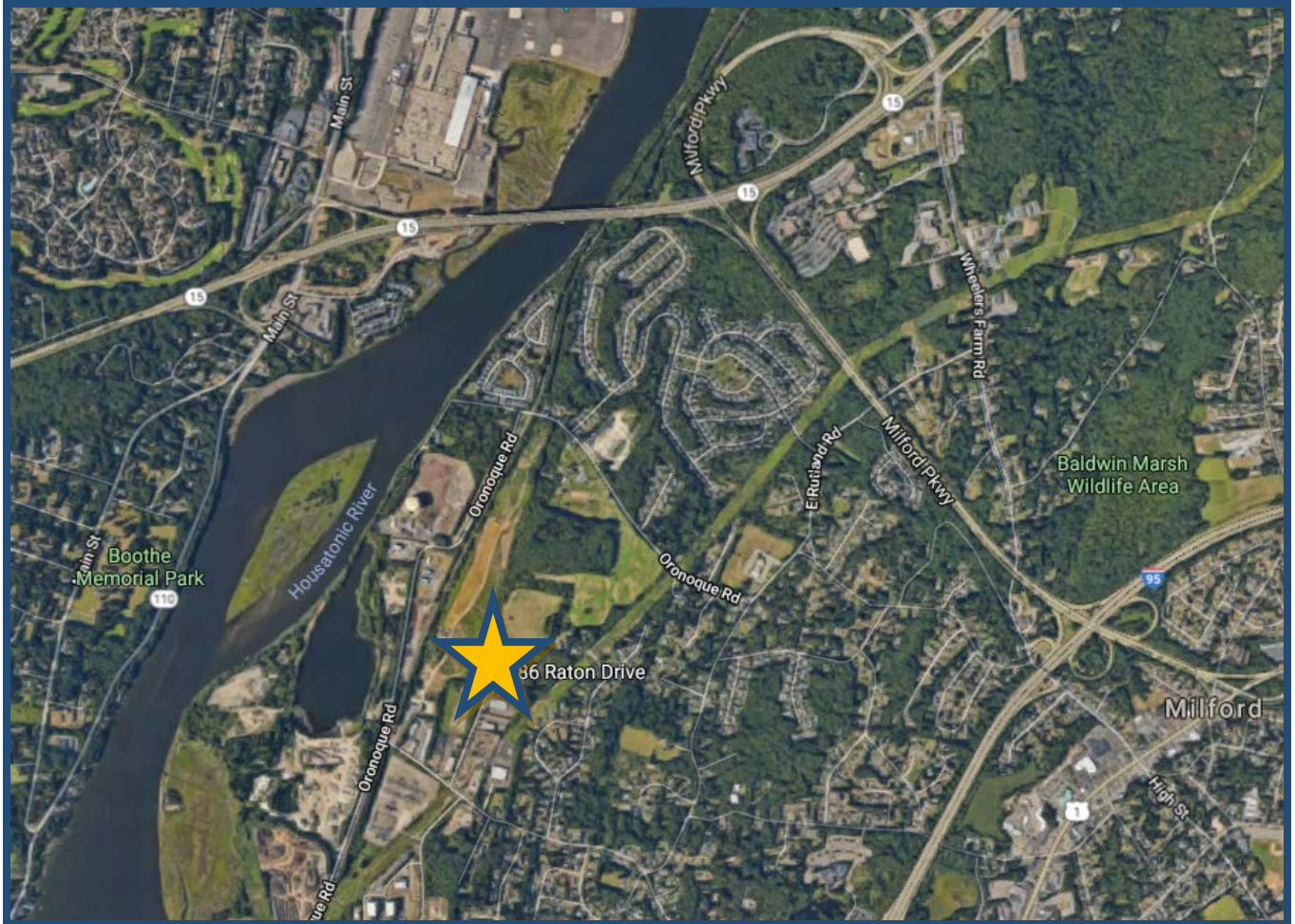
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REVISED

As Per State Bid



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