

# 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](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

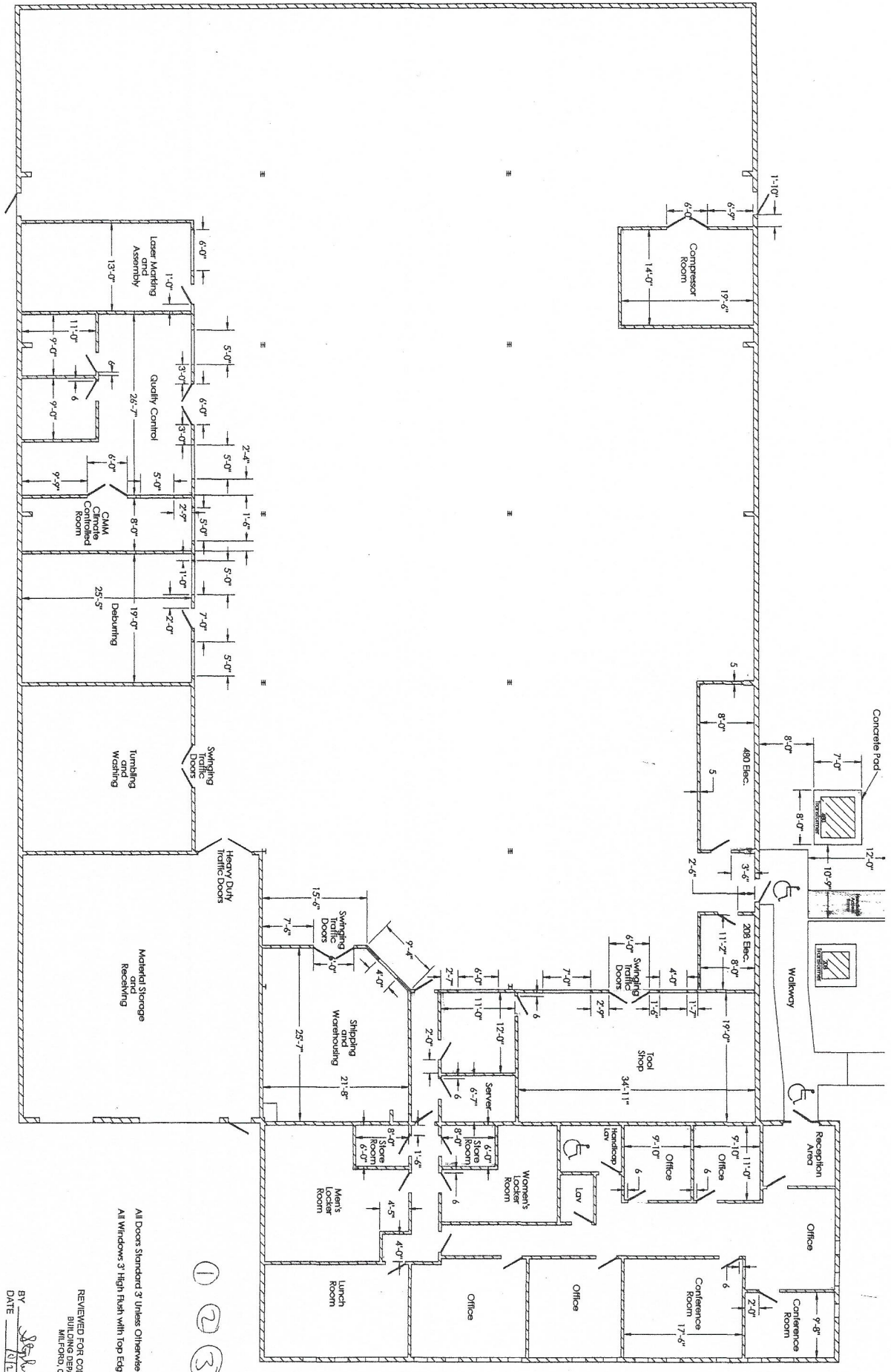








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SECTION A-A  
SCALE 1:76

NO.	DATE	BY	CHKD.	APP'D.	REVISION
1	11/11/07	[Signature]	[Signature]	[Signature]	REVISED FOR CODE COMPLIANCE
2					
3					

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

- ①
- ②
- ③

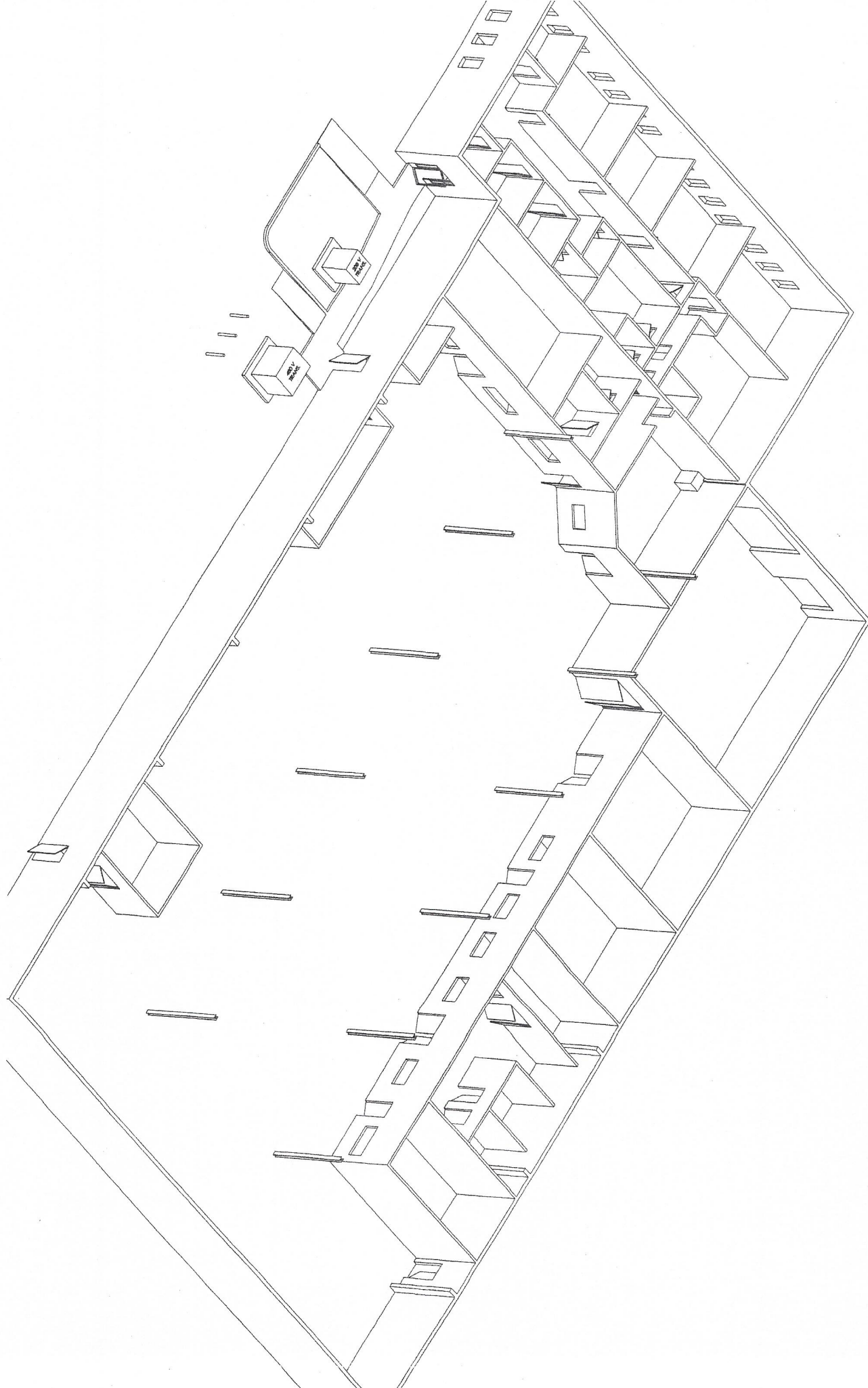
REVISED

REVIEWED FOR CODE COMPLIANCE  
OCT 27 2007  
MILFORD, CONN.  
RECEIVED  
DATE 11/11/07

As Per State Bid

JKB Medical  
86 Roton  
D Stairlift







# LEGEND

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

## NOTES

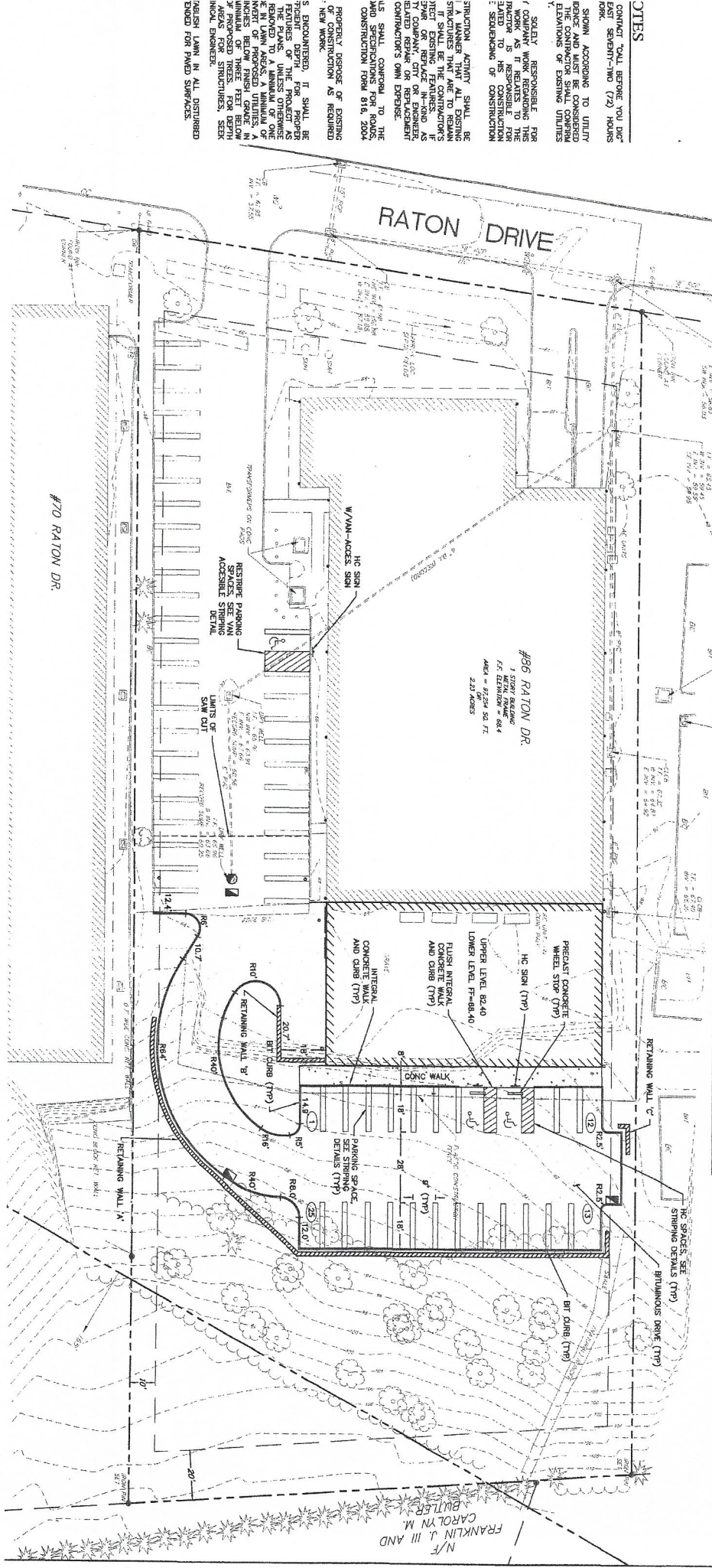
CONDUCT CALL BEFORE YOU DIG FOR EXISTING UTILITIES. (72) HOURS BEFORE WORK BEGINS.

UTILITY LOCATIONS SHOWN ACCORDING TO UTILITY RECORDS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

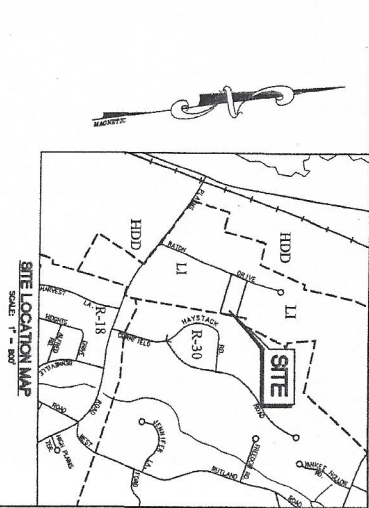
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

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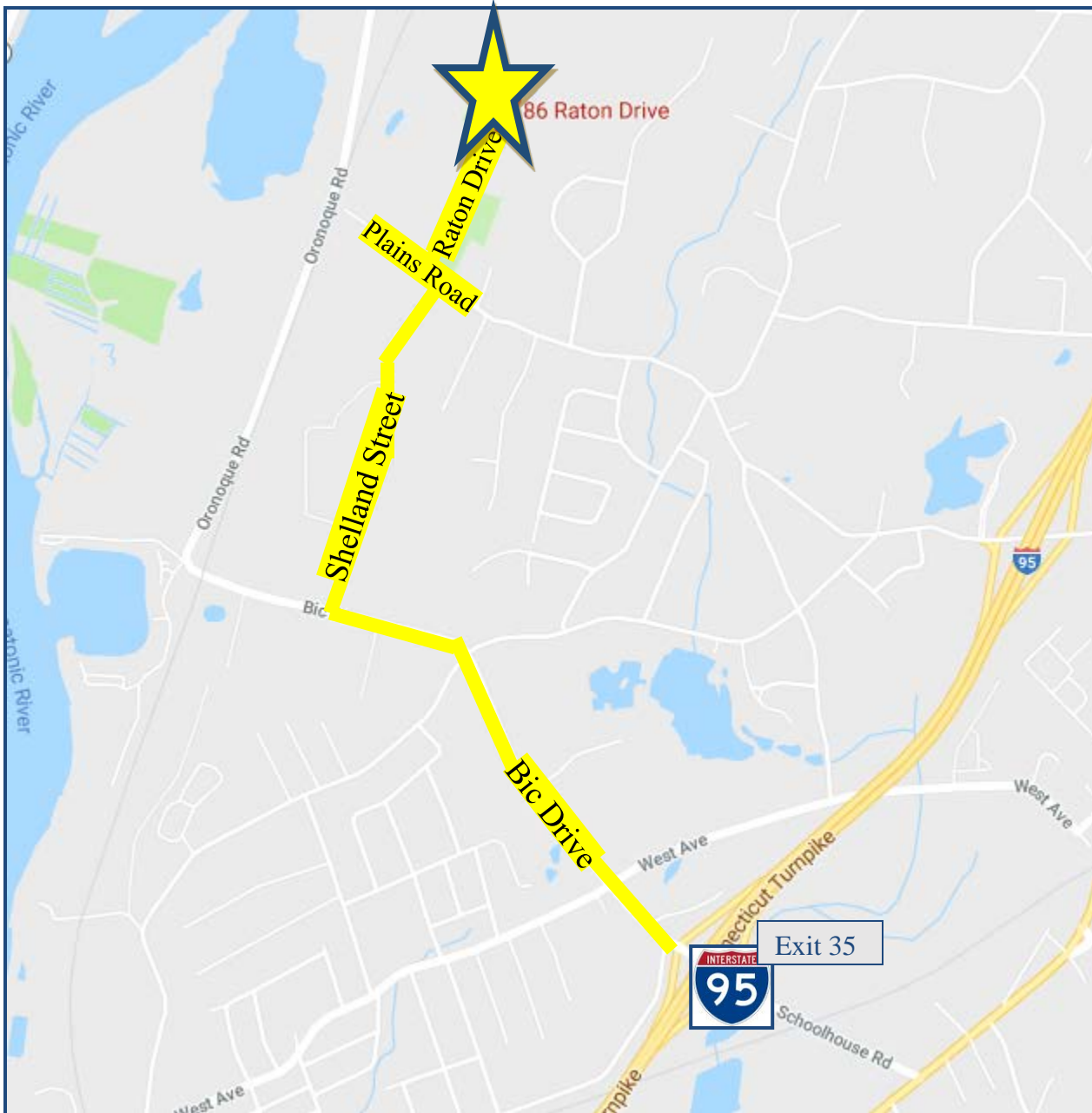
Zoning Table		Zone: LI	
Limited Industrial District			
Regulation	Required	Provided	Comment
3.10.4 Lot and Building Requirements			
3.10.4.1 Minimum Lot Requirements	10,000 s.f.	97,254 s.f.	Complete
3.10.4.2 Minimum Building Requirements	50 ft.	202 ft.	Complete
3.10.4.3 Minimum Yard and Open Space Requirements	20 ft.	42 ft.	Complete
3.10.4.4 Minimum Front and Side Yard Requirements	10 ft.	11 ft.	Complete
3.10.4.5 Minimum Rear Yard Requirements	10 ft.	11 ft.	Complete
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3.10.4.98 Minimum Front and Side Yard Requirements	10 ft.	11 ft.	Complete
3.10.4.99 Minimum Rear Yard Requirements	10 ft.	11 ft.	Complete
3.10.4.100 Minimum Front and Side Yard Requirements	10 ft.	11 ft.	Complete



FRANKLIN & M. BUTLER  
CAROLYN M. FRANKLIN

# VERY EASY ACCESS

86 Raton Drive, Milford, Connecticut



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