

# 86 Raton Drive, Milford, Connecticut

## FLEX BUILDING FOR LEASE

### 22,000 Square Feet

Land: 2.23 acres

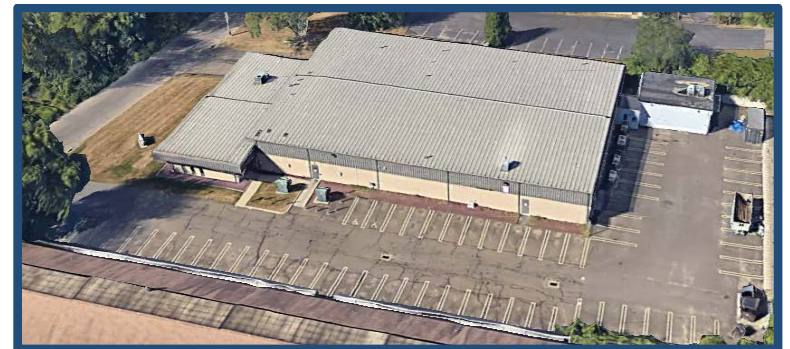
Parking: 63±

Utilities: natural gas, city water and city sewer

Heat: natural gas

Lease: \$12.25 PSF NNN

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



Contact Bruce Wettenstein, SIOR  
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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



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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

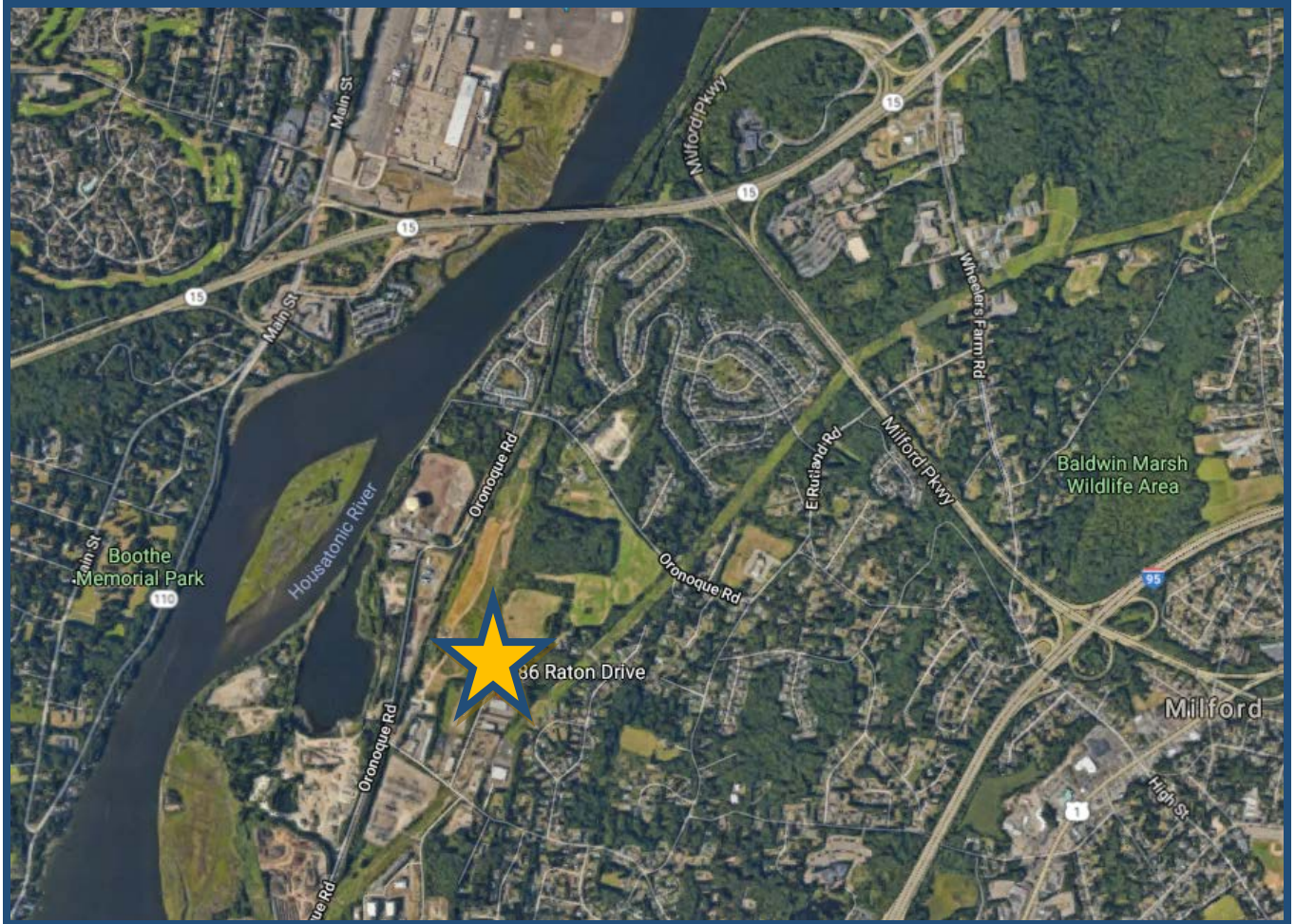
**TAXES:** \$1.35 per sq/ft.

**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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