

120 Wampus Lane, Milford, CT 06460

PRICE REDUCTION: Industrial Property for Sale at ~~\$2,500,000~~ **\$1,950,000** or Lease at \$5.00/SF NNN



Industrial Property for Sale or Lease in Milford, CT with Quick Access to Major Thoroughfares: Approximately 50,254 SF industrial building with three loading docks (two with levelers and one on platform), one drive-in door, and two overhead doors on 2.07 acres. The ceiling height in the warehouse area is 14'-18'. The property is in an Industrial District Zone and is suitable for manufacturing office, vocational schools, computer centers and other uses. Behind Milford Plaza and near St. Mary's Church, Bob's Stores, ShopRite, and CVS. One mile to I-95 (Exit 39A), the Merritt Parkway Connector (CT-15), and the Milford Metro-North Train Station.

*An additional adjacent 13 acres with a sixty-year prepaid land lease is also available.

The Site

Space Available:	50,254 SF
Total Building Size:	50,254 SF
Land:	2.07 acres*
Real Estate Taxes:	\$40,372.90 (2019)
Zoning:	ID (Industrial District)
Year Built:	1950
Construction:	Concrete / Cinderblock
Stories:	One
Tenancy:	Single

Features

Parking:	80 Spaces on Primary Site
Ceiling Height:	14'-18' in Warehouse
Loading:	3 Loading Docks (2 with levelers & 1 on platform), 1 Drive-In Door, 2 Overhead Doors
Amenities:	Men's, Women's & Handicapped Accessible Restrooms, Large Cafeteria, Kitchenette, Wet Sprinkler System, Security System, Skylights

Utilities

Water/Sewer:	City/City
Heating:	Gas
Air Conditioning:	Partial (Office Only)
Power:	1200 amp 3 phase 480 volts

Three Mile Demographics

Population:	45,303
Median HH Income:	\$85,935

Five Mile Demographics

Population:	104,325
Median HH Income:	\$86,214

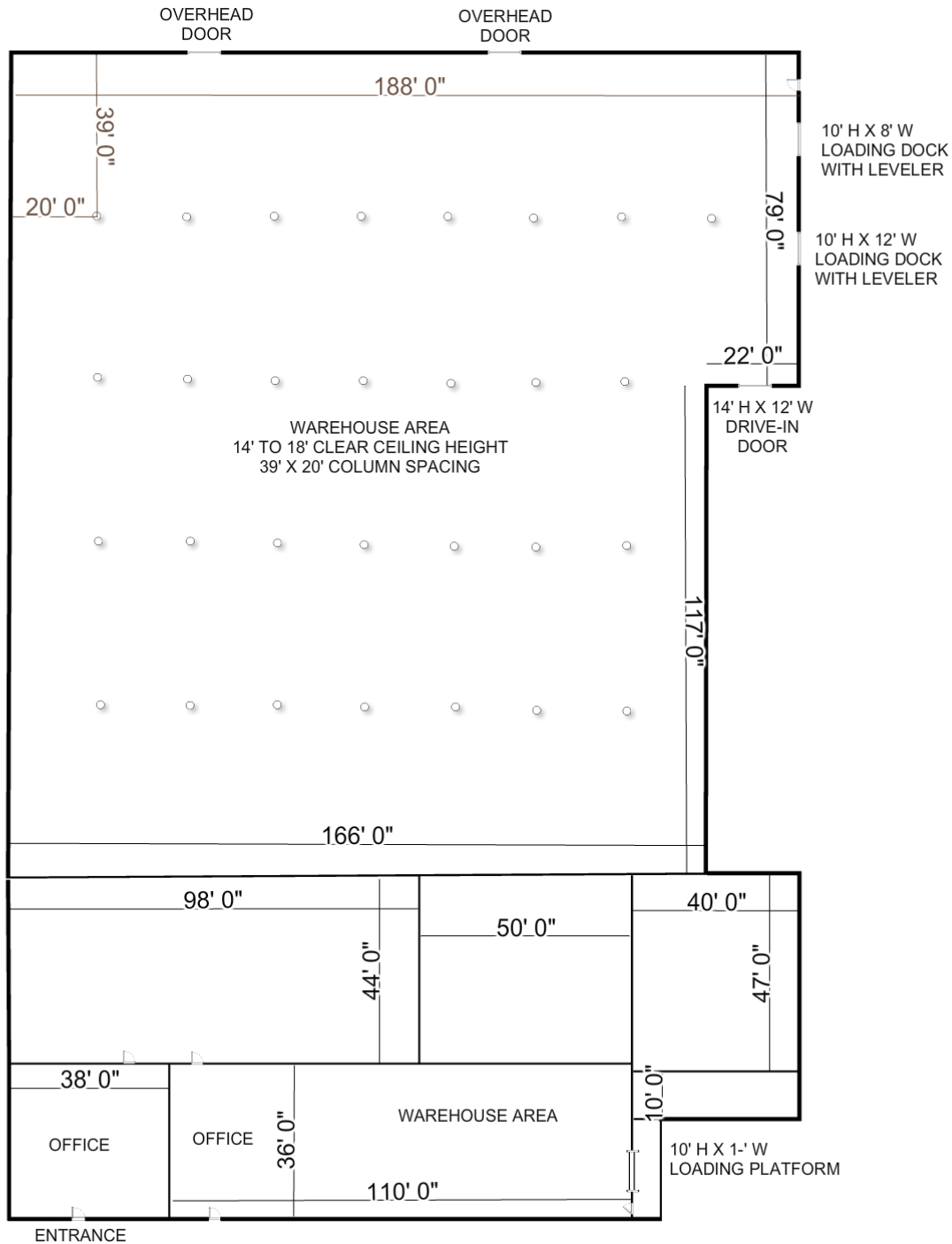
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For Sale or Lease

Floor Plan - NOT TO SCALE

120 Wampus Lane

Milford, Connecticut 06460



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