

COMMERCIAL PROPERTY FOR SALE

230 Old Gate Lane
Milford, Connecticut 06460



For Sale at \$5,000,000.00

- ▶ Ideal development opportunity on 9.26 acres.
- ▶ Surrounded by both retail and industrial companies.
- ▶ Near big box retailers including Lowe's Home Improvement Center, Toys R Us, and Walmart. Minutes to the Connecticut Post Mall.
- ▶ Located 0.3 miles to I-95, Exit 40, 0.7 miles to Route 1 (Boston Post Road) and 2.9 miles to the Merritt Parkway/Wilbur Cross Parkway connector.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

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COMMERCIAL PROPERTY FOR SALE: 9.26 acres available for sale in Milford. Surrounded by both retail and industrial companies and neighboring the Connecticut Post Mall, this property is ideally located for development.

Located 0.3 miles to I-95, Exit 40, 0.7 miles to Route 1 (Boston Post Road) and 2.9 miles to the Merritt Parkway/Wilbur Cross Parkway connector.

The Site

Space Available:	49,000 SF
Land:	9.26 acres
Real Estate Taxes:	\$53,341.74 (2019)
Zoning:	ID- Industrial
Year Built:	1963

Utilities

Water/Sewer:	City/City
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Three Mile Demographics

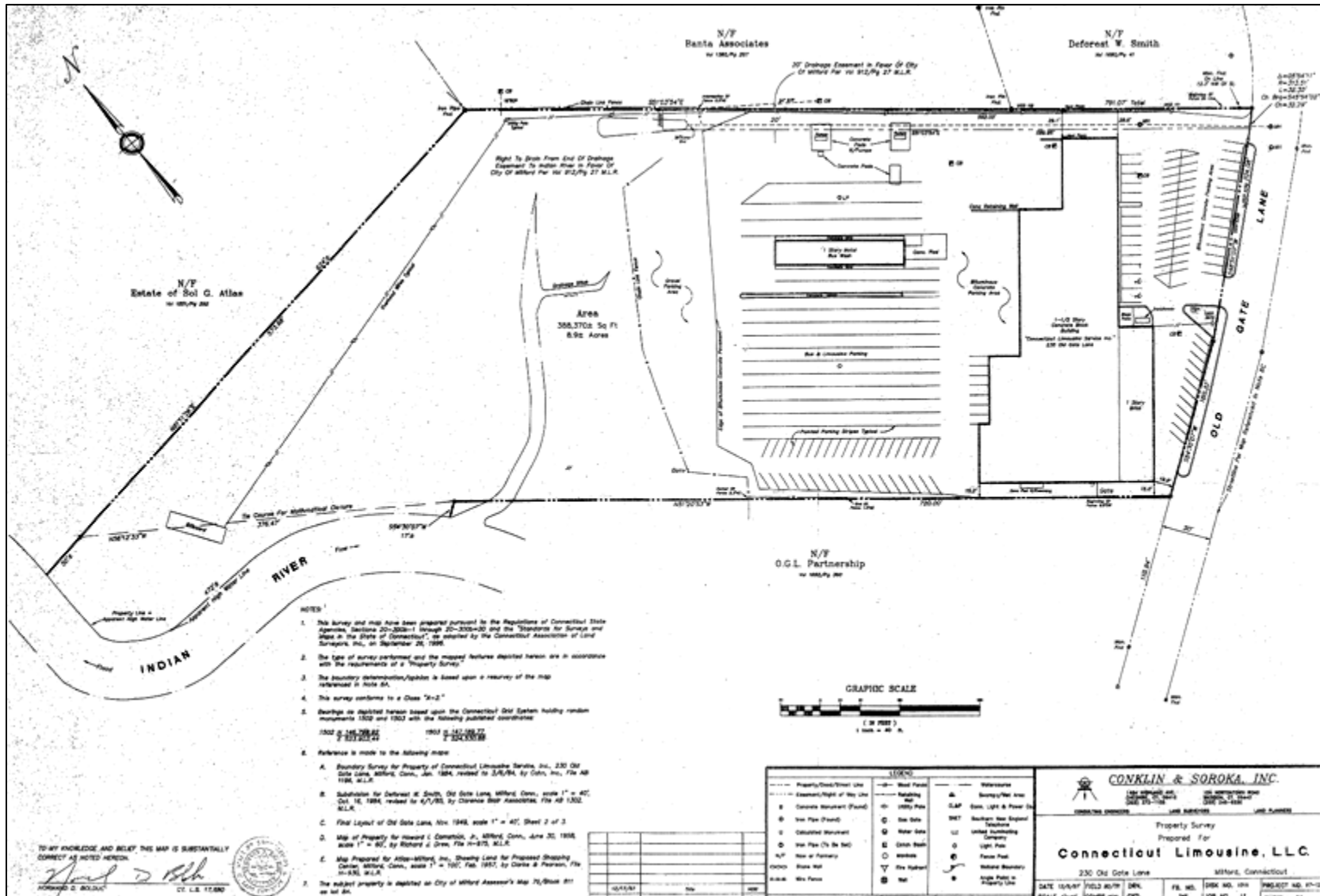
Population:	47,660
Median HH Income:	\$89,076

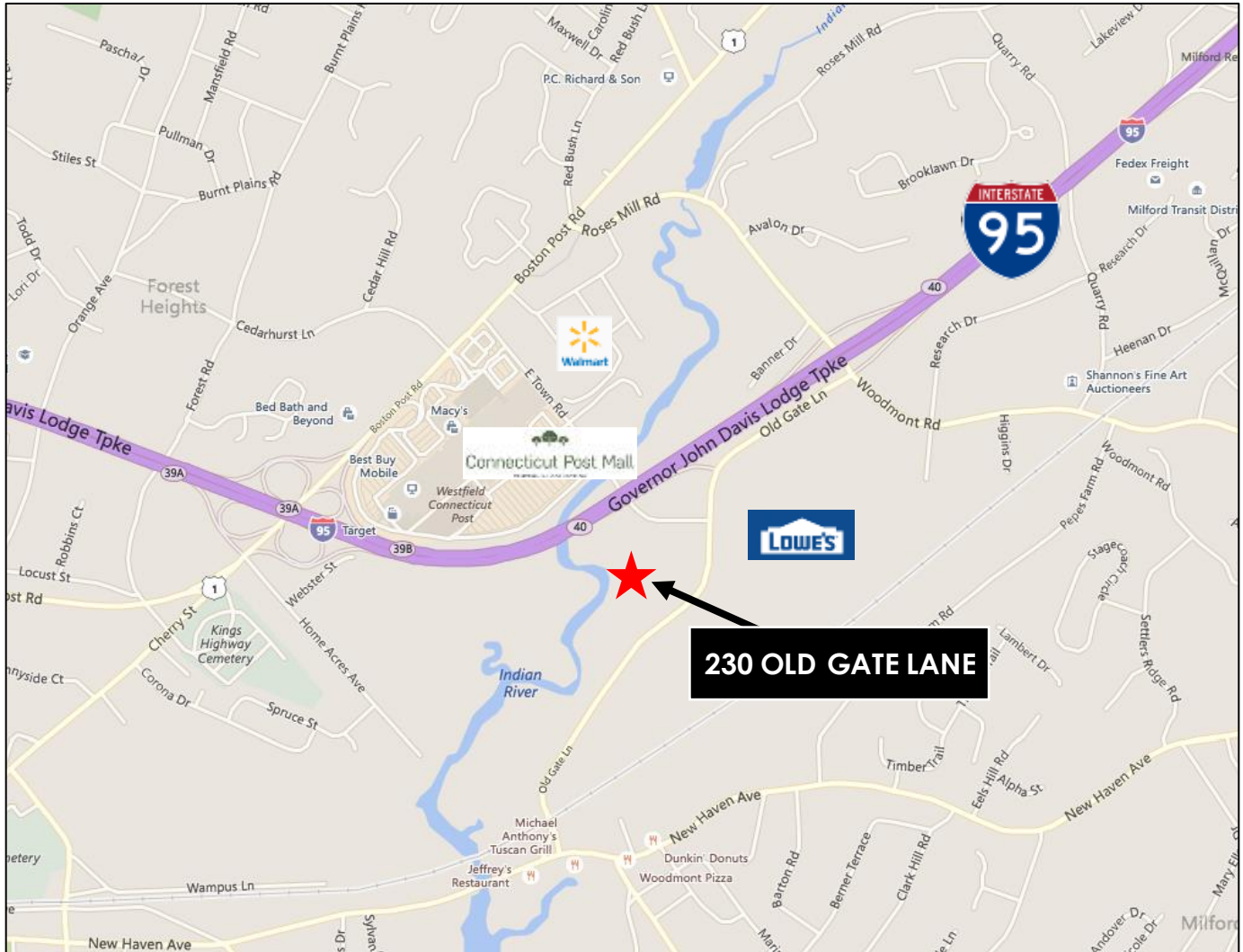
Five Mile Demographics

Population:	109,749
Median HH Income:	\$72,515

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Milford, CT – Industrial (ID)



Please visit the City of Milford website for complete zoning regulations

SECTION 3.11 INDUSTRIAL DISTRICT.. ID

3.11.1 Permitted Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Industrial Districts, subject to Site Plan approval in accordance with ARTICLE VII and Section 3.10.1.11, herein.

Zoning regulations provided herein are subject to change without notice. Please visit the City of Milford website to view current zoning regulations.

3.11.1.1 The manufacturing, fabricating, assembling or processing of goods, or repair services, but not including any of those uses set forth in the Limited Industrial District, Section 3.10.5.7, herein.

3.11.1.2 Building equipment, merchandise, material or supply businesses.

3.11.1.3 Offices for business, financial, professional or personal services or other similar offices.

3.11.1.4 Computer centers.

3.11.1.5 Scientific or research laboratories devoted to research, design and/or experimentation, including pilot plants.

3.11.1.6 Printing or publishing establishments.

3.11.1.7 Metal, woodworking or other similar shops or repair services.

3.11.1.8 Vocational training schools.

3.11.1.9 Principal warehousing and/or wholesaling business uses.

3.11.1.10 Public utility buildings or facilities.

3.11.1.11 Off-street parking garages or lots.

3.11.1.12 Eating Places: Those eating places containing a minimum floor area of 2,000 square feet subject to the provisions of Section 5.5 herein, notwithstanding 5.5.1.2 and 5.5.4.1.

3.11.1.13 Mixed use buildings containing Permitted Uses.

3.11.2 Special Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses; subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII and Section 3.10.1.11 herein.

3.11.2.1 Places of entertainment, amusement, recreation and/or assembly such as an archery range, golf driving range, theater, stadium, racetrack, field house, auditorium or other similar uses.

3.11.2.2 Vehicle dealerships, subject to all applicable provisions of Section 5.4 herein; but not including new or used passenger vehicle dealerships.

3.11.2.3 Vehicle repair garage or services; subject to all applicable provisions of Section 5.4 herein.

3.11.2.4 Public buildings, uses or facilities.

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3.11.2.5 Trucking terminal facilities for handling freight or material with or without maintenance facilities including accessory trucking facilities; provided that such facilities, including any truck entrance, exit, driveways, maneuvering, parking or loading area, shall not be located or operated within a distance of 300 feet of any Residential District, measured in a straight line between such facility and said boundary. Trucking terminal facilities shall not be construed to include clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.

3.11.2.6 Principal outside storage yards or uses including, but not limited to, building or contractors' equipment, merchandise, materials or supplies, but not including junk yards; provided that the area used for outside storage shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type and height, and that such storage uses do not exceed a height equal to the height of any principal use structures or 60 feet, whichever is lowest.

3.11.2.7 Manufacturing uses as set forth in Limited Industrial Districts, Section 3.10.5.7 except those listed in Section 3.11.5.7, herein; subject to the following specific conditions and safeguards and provided that the Board finds, to its satisfaction, that the proposed use will, in all respects, comply with the purpose and intent of these Regulations.

- (1) The Board may require any reasonable means necessary to adequately protect the public health, safety or welfare of the neighborhood or community from dangerous, injurious, detrimental or objectionable elements and to prevent any unnecessary environmental pollution.
- (2) The Board may require the applicant to submit all appropriate plans, specifications and other documents certified by a registered professional engineer, qualified scientist or recognized authority in his field or area of concern to the effect that all necessary environmental protection measures are consistent with recognized standards and will protect the public health, safety and welfare of the neighborhood and community.

3.11.2.8 Railroad rights-of-way or stations including customary accessory services thereto.

3.11.2.9 Recycling plants, including accessory junk yard; provided that any such junk yard shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type and height.

3.11.2.10 Mixed use buildings containing one or more Special Uses.

3.11.2.11 Motels or hotels containing a minimum of 10 rooming units; subject to the following conditions and safeguards:

- (1) Rooming Units: Each rooming unit shall have a minimum floor area of 250 square feet and shall contain private bathing, lavatory and flush toilet facilities. No rooming unit shall contain kitchen or cooking facilities.
- (2) Common Floor Area: There shall be provided lobby and common floor areas, excluding hallways, equal to at least 5% of the total floor area of all rooming units, but not less

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than 300 square feet.

(3) Site Plan Requirements: Any application for new buildings or structural alterations shall be accompanied by building plans, floor plans and elevations prepared by a Registered Architect and/or Professional Engineer and by a detailed landscaping plan showing all grading, drainage, fences, walls, shrub and tree plantings and other landscaping features.

(4) Utilities: No motel or hotel shall be approved by the Board unless the building is served by an approved public sanitary sewage system, or private on-site septic system approved by the Director of Public Health.

(5) Minimum Lot Requirements:

Lot Area:	1 acre
Lot Area per Rooming Unit:	1,100 square feet
Lot Width:	150 feet

3.11.2.12 Accessory buildings or uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing special uses may be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing.

3.11.2.13 Extended stay hotels.

3.11.2.14 Restaurants with an outdoor customer dining area as defined in Section 11-2.

3.11.2.15 Other related or equivalent principal buildings or uses, which are not specifically listed and are not prohibited may be permitted by the Board by Special Exception in accordance with Section 7.3.

3.11.3 Accessory Uses: The following accessory uses shall be allowed:

3.11.3.1 Accessory outside storage of equipment, merchandise, materials or supplies which is clearly subordinate and customarily incidental to a principal use; provided that the area used for outside storage shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type and height, as determined by the Board and in accordance with Article V, Section 5.14, and that such storage uses do not exceed a height equal to the height of any principal use structures.

3.11.3.2 Accessory buildings or uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use; provided that such accessory building or use will not be dangerous, injurious, detrimental or objectionable to the public health, safety or welfare of the neighborhood or community.

3.11.3.3 Accessory warehousing and/or sales uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use.

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3.11.3.4 Off-Street Parking and Loading: In accordance with Section 5.1 herein; except that off-street parking, loading, and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4 herein.

3.11.3.5 Signs: In accordance with Section 5.3 herein.

3.11.4 Lot and Building Requirements:

- (1) Lot Area: 1 acre
- (2) Lot Width: 100 feet
- (3) Lot Depth: 200 feet

3.11.4.1 Minimum Yard & Open Space Requirements:

(1) Principal Uses:

- (a) Front Yard: 30 feet
- (b) Side Yard: None required but at least 4 feet if provided.
- (c) Rear Yard: None required but at least 15 feet if provided.

(2) Accessory Buildings:

- (a) Side Yard: None required but at least 4 feet if provided.
- (b) Rear Yard: None required but at least 10 feet if provided.

(3) Accessory Uses: Front yards for parking areas shall not be less than 20 feet. Front yards for all other accessory uses, exclusive of signs, shall not be less than 30 feet.

(4) Buffer Strip: An adequate buffer strip shall be provided adjacent to any Residential District. Said buffer shall be equal to or greater than 10 percent of the average lot width for side yards or average lot depth for rear yards, whichever is applicable, but not less than 20 feet. Landscaping within buffer strips shall comply with Article V, Section 5.14.

(5) Landscaping: The front yard of buildings and/or parking lots shall be appropriately landscaped except for required access ways. Landscaping shall comply with Article V, Section 5.14.

3.11.4.2 Building Requirements:

(1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.

(2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.

(3) Height:..No building or structure shall exceed 120 feet in height.

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- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with the principal building.
- (5) Building Area: A maximum of 50 per cent or less as required by off-street parking and loading regulations.
- (6) Floor Area Ratio: A maximum of 2.0 FAR, exclusive of accessory parking garages or structures.

3.11.5 Prohibited Uses: The following uses shall be expressly prohibited:

3.11.5.1 No dwellings or dwelling units shall be permitted; except for accommodations for watchmen, caretakers or custodians in conjunction with a principal use on the same premises.

3.11.5.2 No parking or loading area shall be used for the storage of new or used vehicles for sale or hire or for the storage of unregistered vehicles.

3.11.5.3 No gasoline station, new or used automobile dealerships, vehicle washing and/or detailing establishment or other similar uses shall be permitted.

3.11.5.4 No storage of petroleum shall be permitted; except for petroleum in locations and tanks of a size approved by the Fire Department.

3.11.5.5 No building or use which will be dangerous, injurious, detrimental or objectionable to the public health, safety or welfare of the neighborhood or community.

3.11.5.6 Any building or use which will not comply with the Performance Standards of Section 5.11, shall be prohibited.

3.11.5.7 Any building or use prohibited in Section 3.10.5.7.

SECTION 3.12 HOUSATONIC DESIGN DISTRICT HDD

3.12.1 Permitted Uses: Subject to all other applicable provisions and limitations of these regulations, the Board shall permit the following buildings or uses in the Housatonic Design District, subject to Site Plan Approval in accordance with ARTICLE VII and Section 3.10.1.11, herein.

3.12.1.1 Any building or use as permitted and regulated in Industrial District, Section 3.11.1 herein.

3.12.2 Special Uses: Subject to all other applicable provisions and limitations of these regulations, the Board may allow the following buildings or uses subject to Special Permit in accordance with ARTICLE VII and Section 3.10.1.11, herein.

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