

135 Research Drive, Milford, CT 06460

Office Space For Lease at \$10.00/SF Gross + Utilities & Warehouse Space for Lease at \$9.00/SF Gross + Utilities



Office Space & High-Bay Warehouse Space for Lease with Easy Access to I-95. Located on the corner of Research Drive and Quarry Road, this freestanding two-story building, features a dramatic two-story glass lobby, ample parking, and prominent street signage. The building is powered by solar panels and is protected by security and wet sprinkler systems.

There are currently two spaces available:

- 7,500 SF of office space on the second floor.
- 10,000 SF of high bay warehouse space with a 10' drive-in door, 28' ceiling height, separate men's and women's restrooms, and energy efficient LED lighting.

Minutes to banks, shopping, restaurants, and hotels. Close to highways, railways, and airports. The property is less than one mile to I-95 (Exit 40 –Woodmont Road), 4.9 miles to the Merritt Parkway, 3 miles to the Milford Metro-North Train Station, and 11.2 miles to Tweed New Haven Airport.

The Site

Space Available #1:	7,500 SF (Office - 2nd Floor)
Space Available #2:	10,000 SF (Warehouse)
Building Type:	Office/Warehouse
Total Building Size:	76,039 SF
Land:	3.45 acres
Zoning:	Light Industrial (ID)
Year Built:	1985
Construction:	Steel
Stories:	Two
Tenancy:	Multiple

Features

Parking:	132 Shared Spaces
Amenities:	Security System Street Signage Wet Sprinkler System

Utilities

Water/Sewer:	City/Sewer
A/C:	Central
Heating:	Gas

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