

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

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

FLEX PRODUCTION FACILITY FOR SALE / LEASE

PROPERTY ADDRESS:	86 Raton Drive, Milford, Connecticut
SIZE:	22,000 square feet, single story
LAND:	2.23 acres, allows 7,500 sq/ft addition can be added
DESCRIPTION:	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')
ZONE:	L I Industrial, expansion capable for 7,500 sq/ft addition
LOADING:	2 drive in doors, 12' x 12' and 1 loading dock, 8' X 10'
PARKING:	65 spaces, including visitor & handicap parking, area is well lit.
CLEAR HEIGHT:	14' to 18' pitched metal roof
SAFETY DETAILS:	Fire Alarm Control Panel, smoke heat and fire sensors throughout the facility, biometric camera system.
SPRINKLELED:	Fully sprinklered, wet system
WATER:	City water
SEWER:	City Sewer
GAS:	Natural Gas
HEAT:	Natural Gas
AIR CONDITIONING:	100%, multiple HVAC's units throughout.
AIR COMPRESSOR:	50 & 75 HP, with a Zek moisture retrieval system, may remain. Air lines throughout production area
COLUMN SPACE:	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 1/8th 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

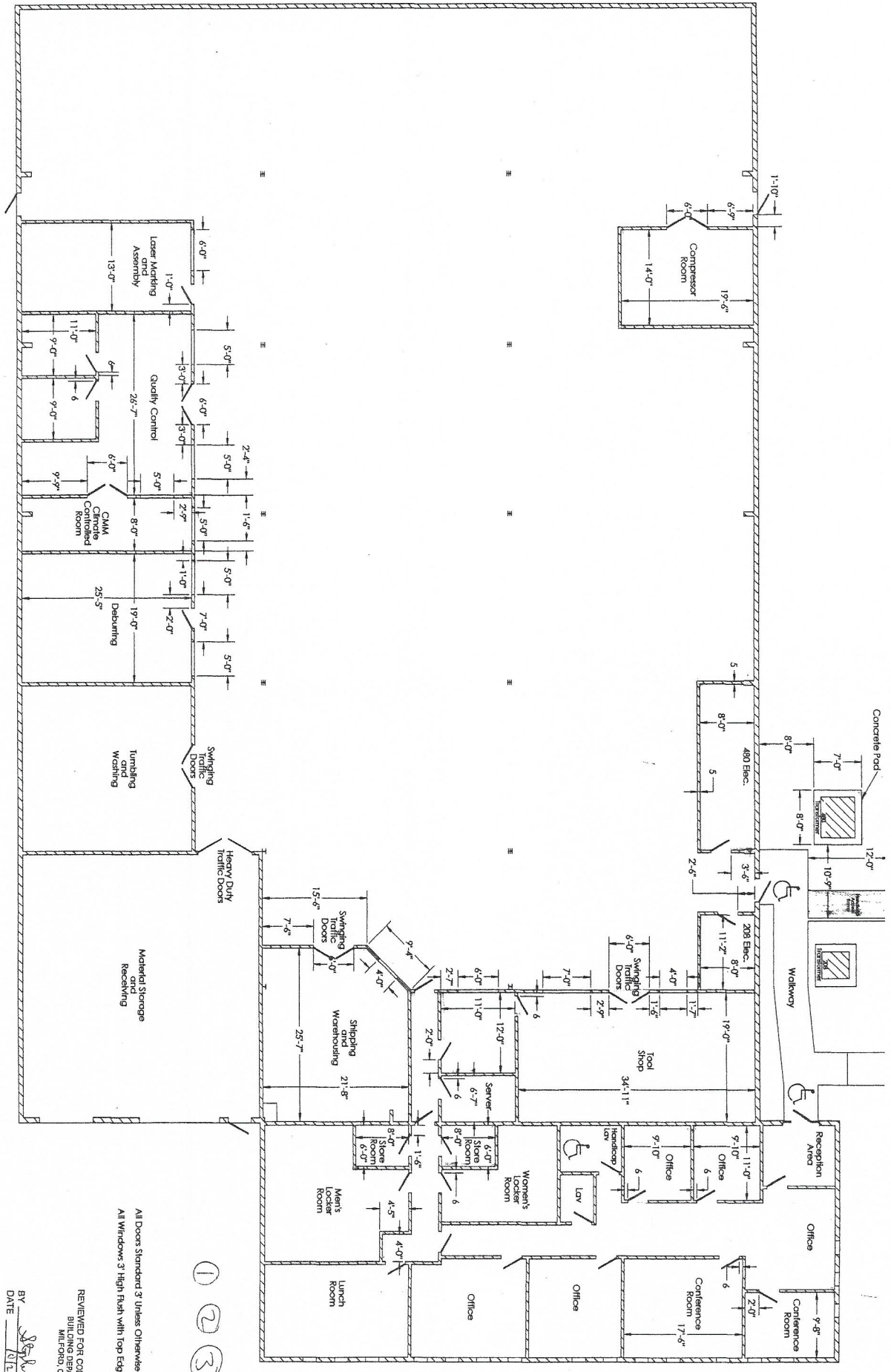
FLEX PRODUCTION FACILITY FOR LEASE

PROPERTY ADDRESS: 86 Raton Drive, Milford, Connecticut





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SECTION A-A
SCALE 1:76

NO.	DATE	BY	DESCRIPTION
1	11/11/07	[Signature]	REVISION
2			
3			

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

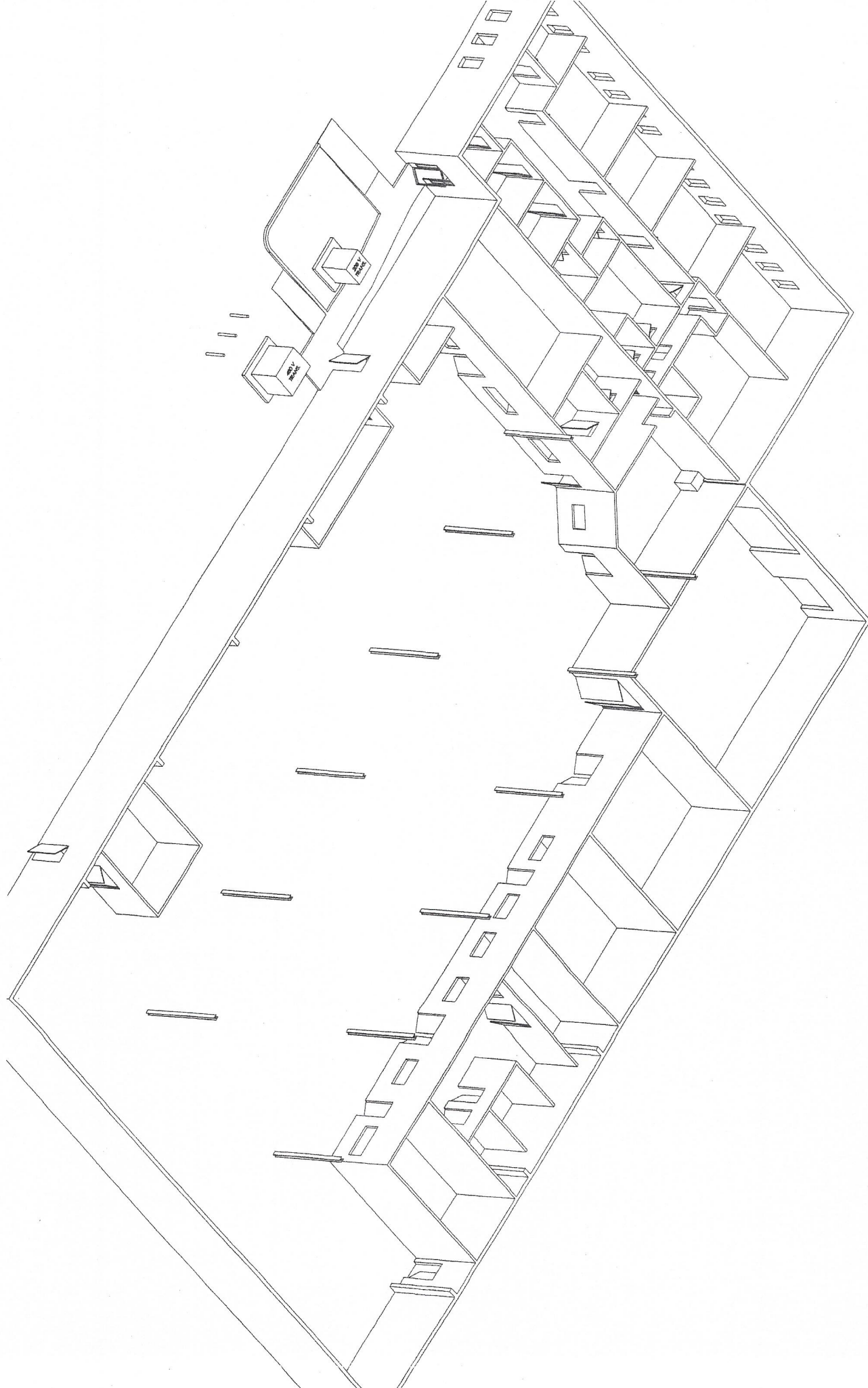
- ①
- ②
- ③

REVISED

REVIEWED FOR CODE COMPLIANCE
MILFORD, CONN.
DATE 11/11/07

JKB Medical
86 Roton
D. Smith

As Per State Bid



LEGEND

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

NOTES

CONDUCT 'CALL BEFORE YOU DIG' EAST SEVENTY-TWO (72) HOURS FOR.

SHOWN ACCORDING TO UTILITY DEGREE AND MUST BE CONSIDERED EVALUATIONS OF EXISTING UTILITIES.

SOLICIT RESPONSIBLE FOR COMPANY WORK REGARDING THIS PROJECT AS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO HIS CONSTRUCTION INDEPENDENT OF CONSTRUCTION.

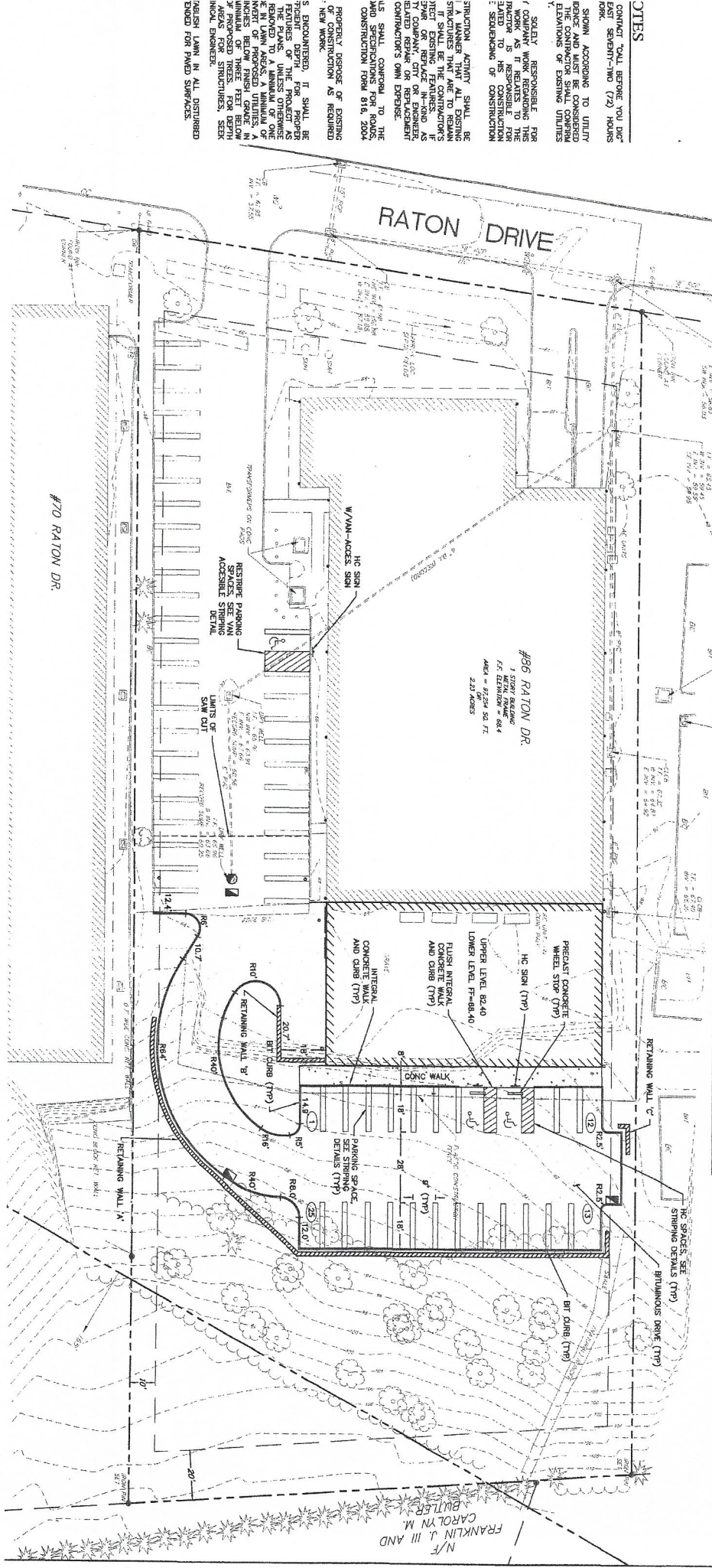
THURSTON AGENCY SHALL BE RESPONSIBLE FOR ALL EXISTING STRUCTURES THAT ARE TO REMAIN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS TO REPLACE IN-ROAD AS TO COMPANY, CITY OR ENGINEER CONTRACTOR'S OWN EXPENSE.

THE SHALL CONFORM TO THE ALSO SPECIFICATIONS FOR ROAD CONSTRUCTION FORM 816, 2004.

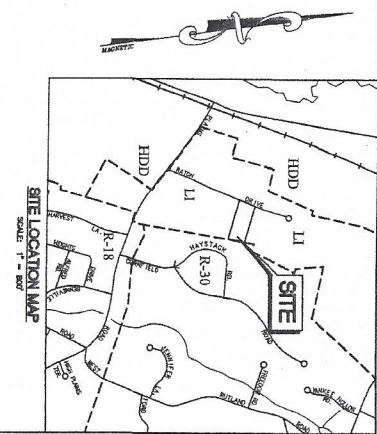
PROPERLY DISPOSE OF EXISTING AND WORK.

5. ENCOUNTERED. IT SHALL BE FEATURES OF THE PROJECT AS THE PLANS, UNLESS OTHERWISE IN LAWN AREAS, A MINIMUM OF INCHES OF PROPOSED UTILITIES, A MINIMUM OF THREE FEET BELOW PROPOSED TREES, FOR DEPTH AREAS FOR STRUCTURES, SEEK AND SWIMERS.

REPLACE LAWN IN ALL DISTURBED AREAS FOR FINED SURFACES.



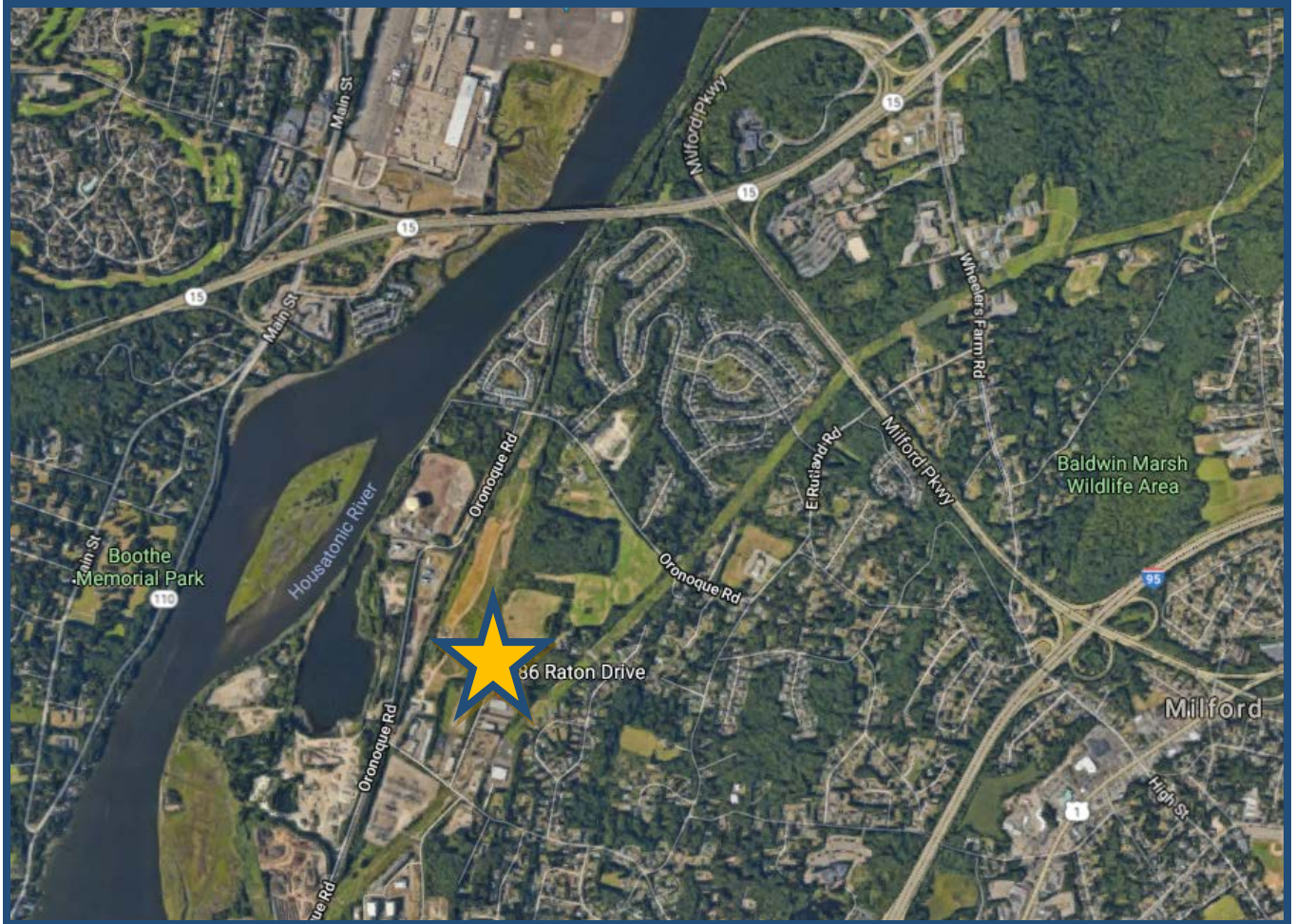
Zoning Table		Zone: LI	
Limited Industrial District			
Regulation	Required	Provided	Comment
3.10.4 Lot and Building Requirements			
(1) Lot Area	10,000 s.f.	97,254 s.f.	Complete
(2) Lot Depth	50 ft.	202 ft.	Complete
(3) Lot Width	50 ft.	483 ft.	Complete
3.10.4.2 Max. Yard and Open Space Requirements			
(1) Principal Uses	20 ft.	42 ft.	Complete
(2) Front Yard	0 ft. (10 ft. if provided)	14 ft.	Complete
(3) Rear Yard	0 ft. (10 ft. if provided)	11 ft.	Complete
(4) Side Yard	0 ft. (10 ft. if provided)	11 ft.	Complete
3.10.4.3 Min. Yard and Open Space from Building Area	50% of lot area (min.)	23.5% (22,250 s.f.)	Complete
3.14 Minimum Parking Requirements	1 per 250 s.f. of gross floor area	342	Complete
(16) General business and offices	5,500/250 = 22 spaces		
(19) Industrial establishments	1 per 100 s.f. of gross floor area		
	Total = 22		
	up to 75 Spaces = 1 HC Space	3	Complete
3.11.0.2 Loading Parking			



N/F
FRANKLIN & III AND
CAROLYN M.
BUTLER

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