

SUBLET OPPORTUNITY 51,579 S.F.

500 BIC DR - BUILDING 1

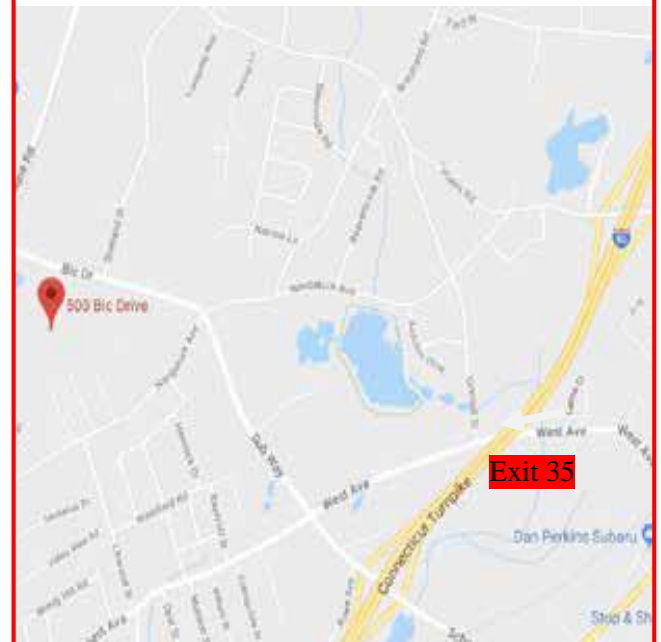
MILFORD, CT



PROPERTY HIGHLIGHTS

Available:	51,579 SF Flex/Warehouse Space
Ceiling Height:	16'
Loading Docks:	2 Docks w/ Mechanical Levelator
Driving In Door:	1 Ramp for Vans & UPS
Floors:	Reinforced Concrete
Sprinklers:	Recently Upgraded to ESFR
Zoning:	Industrial
HVAC:	Gas Fired Heating/Fully Air Conditioned
Year Built:	1978 / Renovated 2016
Rate:	\$5.50/SF NNN

**LOCATED LESS THAN
1 MILE FROM EXIT 35 I-95**



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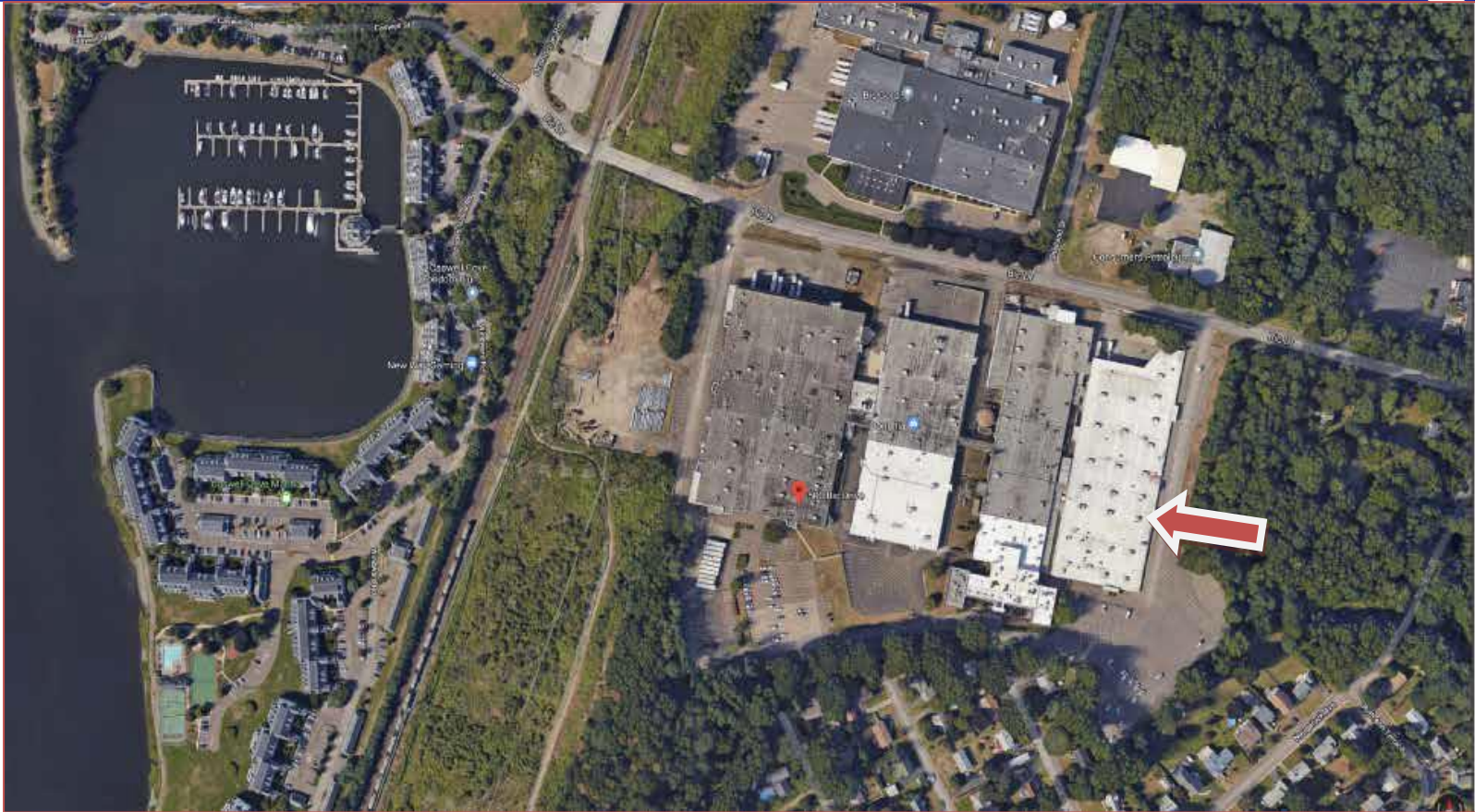


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SUBLET OPPORTUNITY 51,579 S.F.

500 BIC DR - BUILDING 1

MILFORD, CT



Building Size: 104,060 SF

Available: 51,579 SF

Floor: 8" reinforced Concrete Slab

Columns: 30 x 40

Sprinklers:

- ◆ Recently Upgraded to ESFR
- ◆ Density 1.0gpm/SF (minimum ESP 35psi)
- ◆ Flow and PSI 1644gpm @ 104psi

Power: 2500 Amp, 3 Phase, 480 Volt

Parking: 585 in Common plus Trailer parking

Uses: Warehouse/ Manufacturing/ R&D

Amenities: Full Service Cafeteria

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