

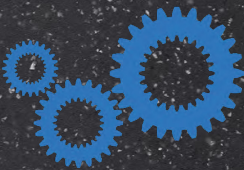
QUARRY PARK

196 E MAIN STREET, MILFORD, MA

UP TO 148,433 SF

FLEX / R & D /
ADVANCED
MANUFACTURING

FOR SALE OR LEASE



UNPARALLELED
MANUFACTURING &
WAREHOUSE FACILITY



HEAVY POWER
8,000 AMPS
@277/480V



MANUFACTURING
INFRASTRUCTURE IN
PLACE



3.00/1,000 SF
PARKING RATIO





FULLY RENOVATED

HIGHLY ACCESSIBLE

AMENITY-RICH

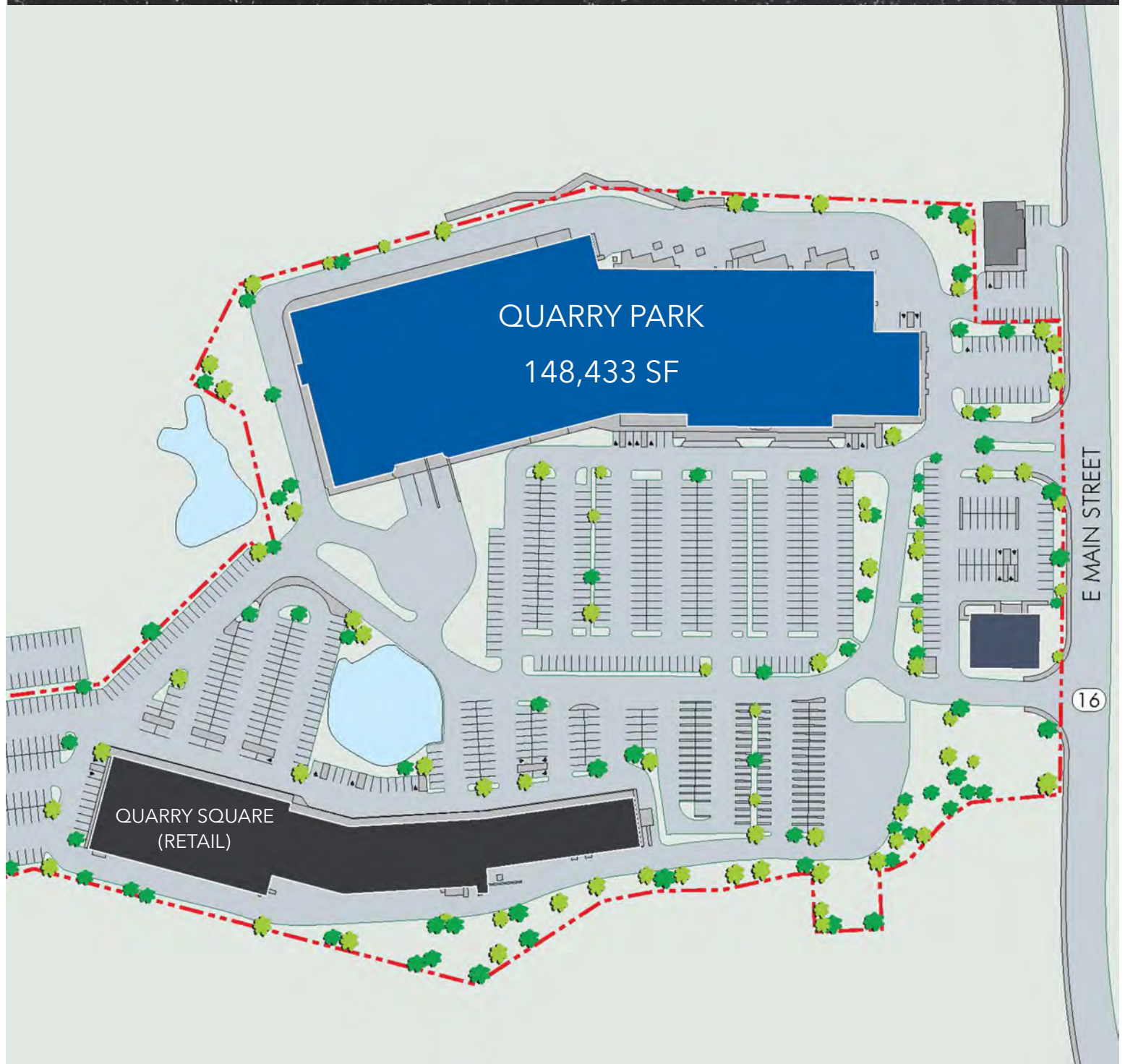
ABUNDANT POWER

Quarry Park is a 148,433 square foot, fully transformed high-tech manufacturing building. Located at 196 E Main Street in Milford MA, the property offers numerous advantages for your business. This state-of-the-art facility boasts ample power supply, robust infrastructure, and convenient access to major highways including I-495, the Mass Pike, and I-95, streamlining transportation and logistics.

This prime location also provides easy access to a plethora of amenities, ensuring a comfortable and productive work environment for your employees. This strategic move positions your business for growth and success in the competitive manufacturing landscape.



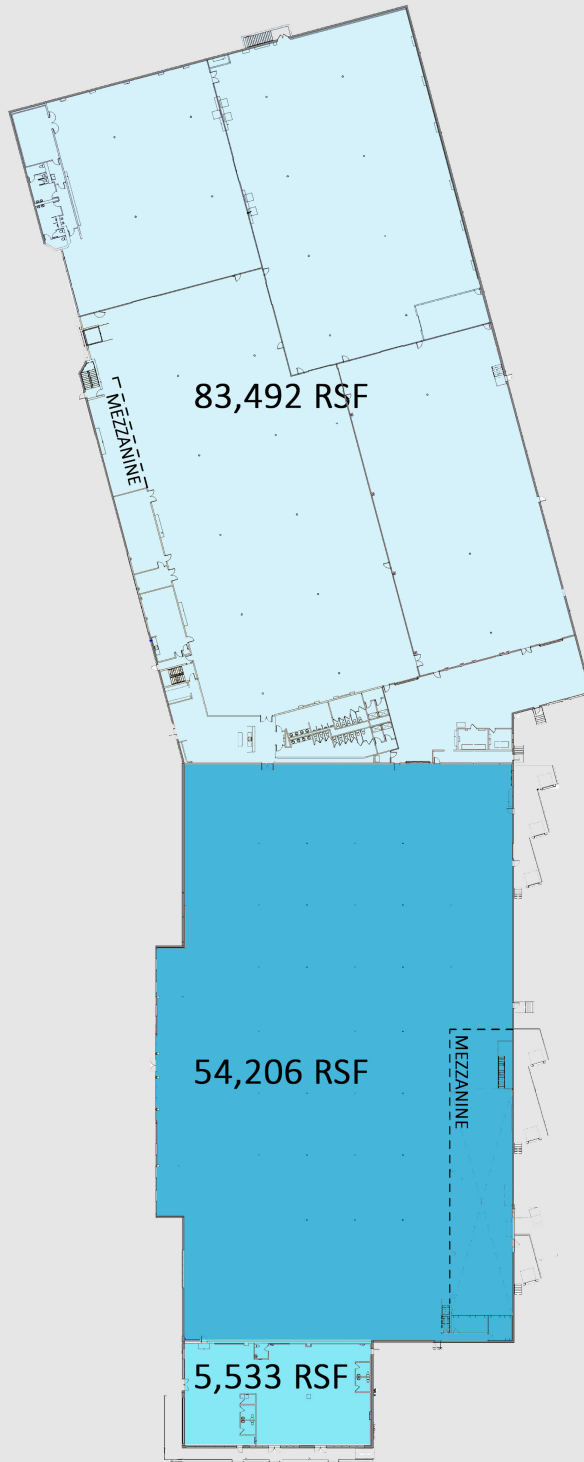
SITE PLAN



BUILDING SPECIFICATIONS

Building Size	148,433 SF
Availability	25,000 SF - 148,433 SF
Clear Height	18'5" - 20'3" Three (3) tailboard doors (with the ability to expand)
Loading	Two (2) drive-in doors (18' x 18' and 12' x 18')
Column Spacing	41'2" X 43' (varies)
Year Built	1986/2023
Parking	3.00/1,000 SF
Foundation	Slab on grade with 15,000 SF of 10" slab
Roof	EPDM (Completed in 2022)
Electrical	8,000 amps, 277/480 volt (full building)
Fire	Fully sprinklered, with fire alarm system
Utilities	
Water/Sewer	Milford Municipal Water & Sewer
Gas	Eversource
Electricity	National Grid

FLOOR PLAN



HEAVY POWER DISTRIBUTION

8,000 amps @ 277/480V



NEW DOCK LEVELERS



NEW ENTRANCES



15,000 SF of

10" SLAB



DRIVE-IN CAPABILITY WITH

TRUCK COURT



**EXPANDED PARKING
NEAR LOADING COURT**

NEARBY AMENITIES



NATIONAL RETAILERS



Bank



edible



QUARRY PARK

NEARBY AMENITIES



KOHL'S



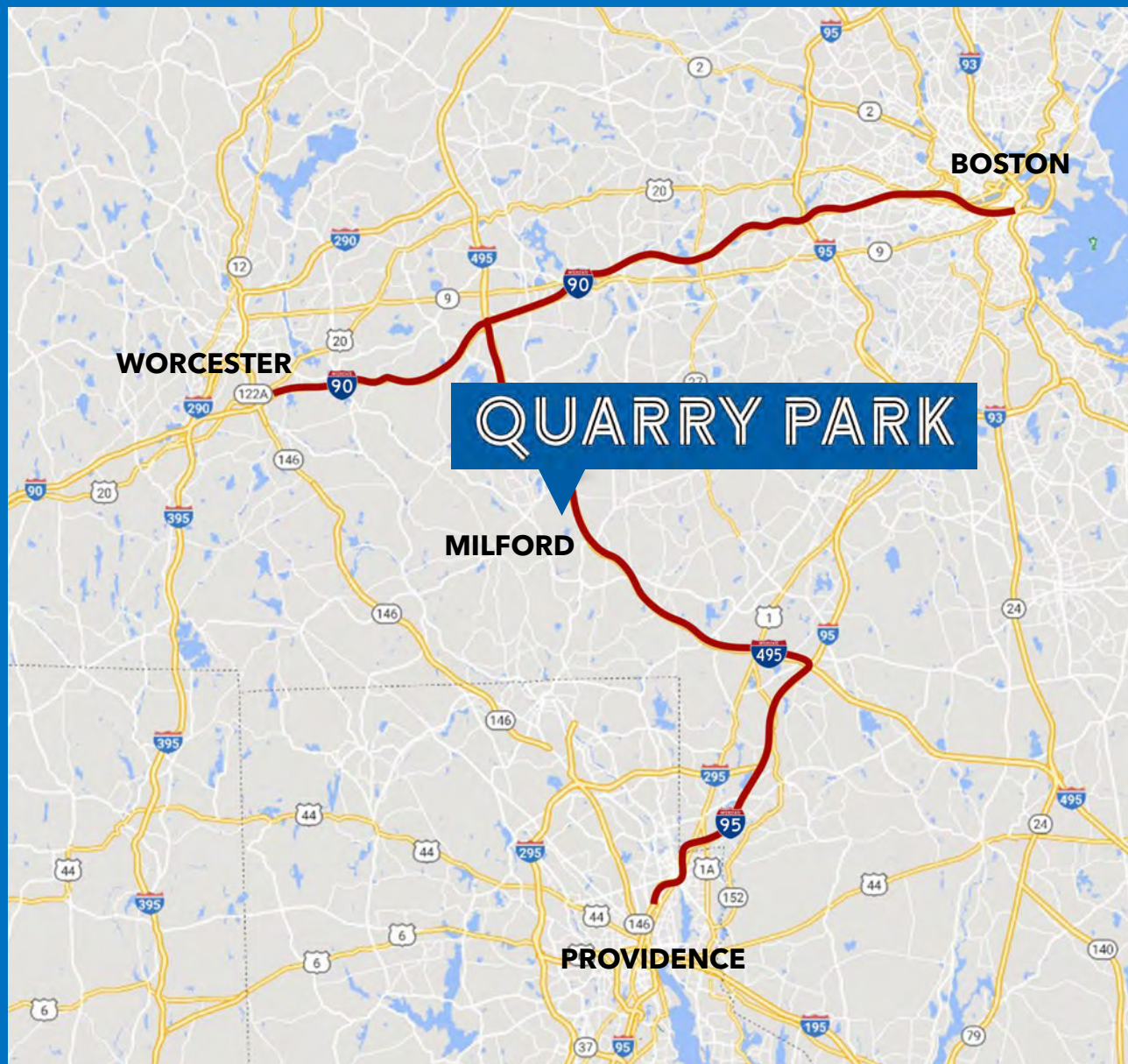
Stop&Shop®



RESTAURANT & PUB



LOCATION MAP



ACCESSIBILITY

I-495: 1 MILE

I-90: 12 MILES

I-95: 19 MILES

BOSTON: 39 MILES

WORCESTER: 27 MILES

PROVIDENCE: 34 MILES



QUARRY PARK

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