

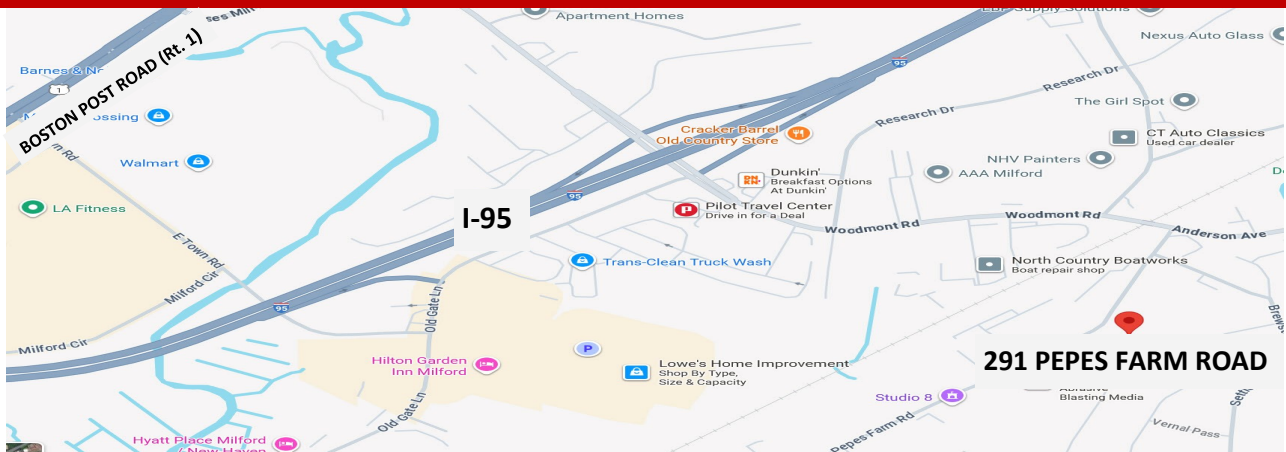
FOR SALE — INDUSTRIAL BUILDING

291 PEPES FARM ROAD

MILFORD, CONNECTICUT



OFFERED AT \$2,800,000



- Investment opportunity w/ credit tenant
- 7.5 % cap rate
- Fully leased through July 2030
- 17,538 SF light industrial building
- Almost 4,000 SF of office space
- 14-foot clear ceiling height
- 1.66 +/- Acres
- Two loading docks; 32 parking spaces
- Fully air conditioned
- Excellent location, only 1.5 mile from I-95 at Exit 40 (Woodmont Road); easy access to Boston Post Road and downtown



CARL RUSSELL
Senior Commercial Broker
CCIM, SIOR

crussell@hpearce.com
203.640.1412
203.783.9999 x102

www.hpearce.com/commercial-real-estate/

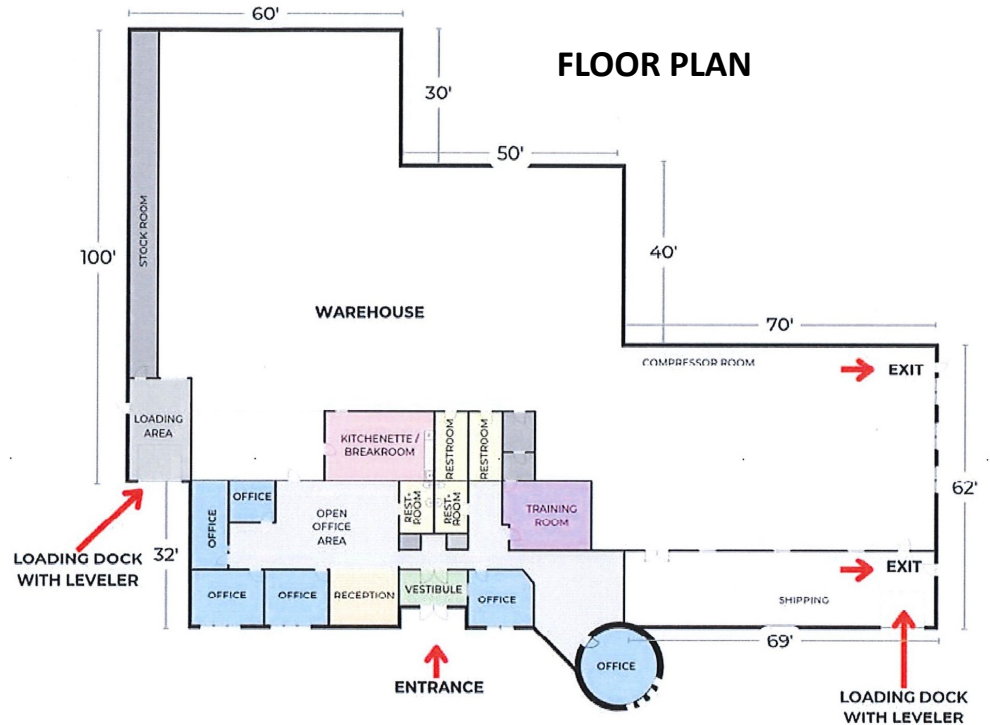


pearce
commercial

MILFORD • FOR SALE

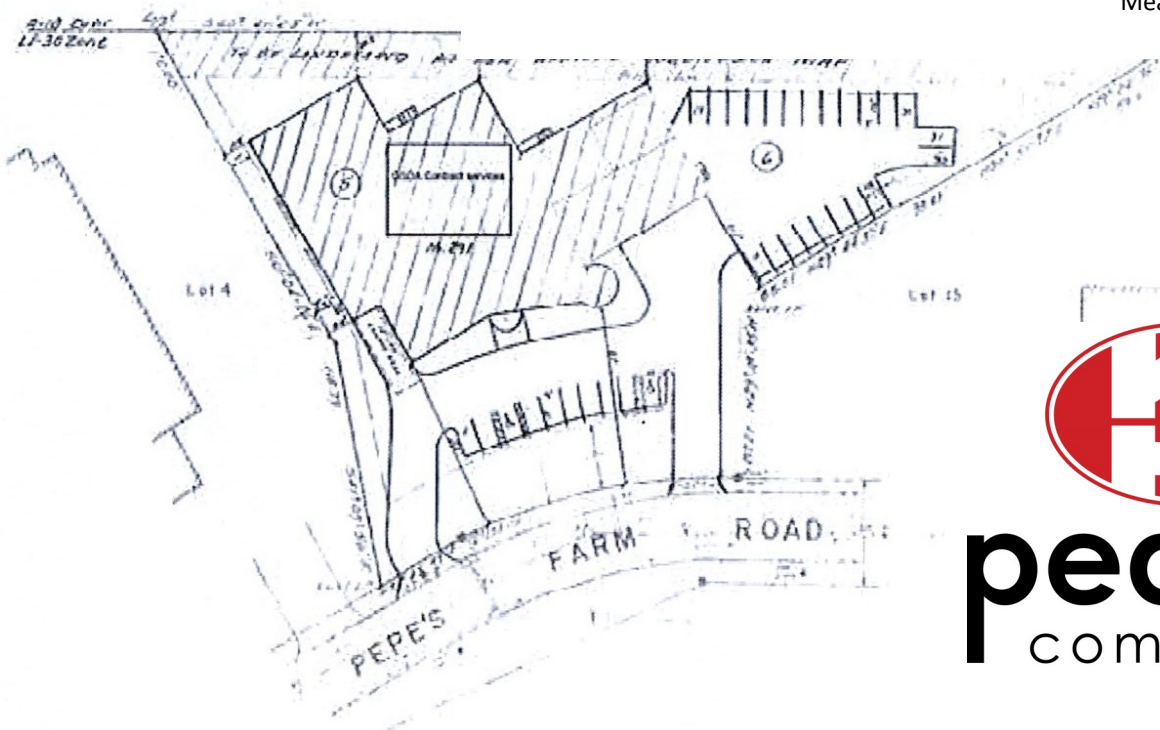
LIGHT INDUSTRIAL BUILDING

291 PEPES FARM ROAD



SITE PLAN

Not to scale
Measurements are approximate



pearce
commercial

OFFERED AT \$2,800,000

Contact Carl Russell at 203-640-1412 or crussell@hpearce.com