

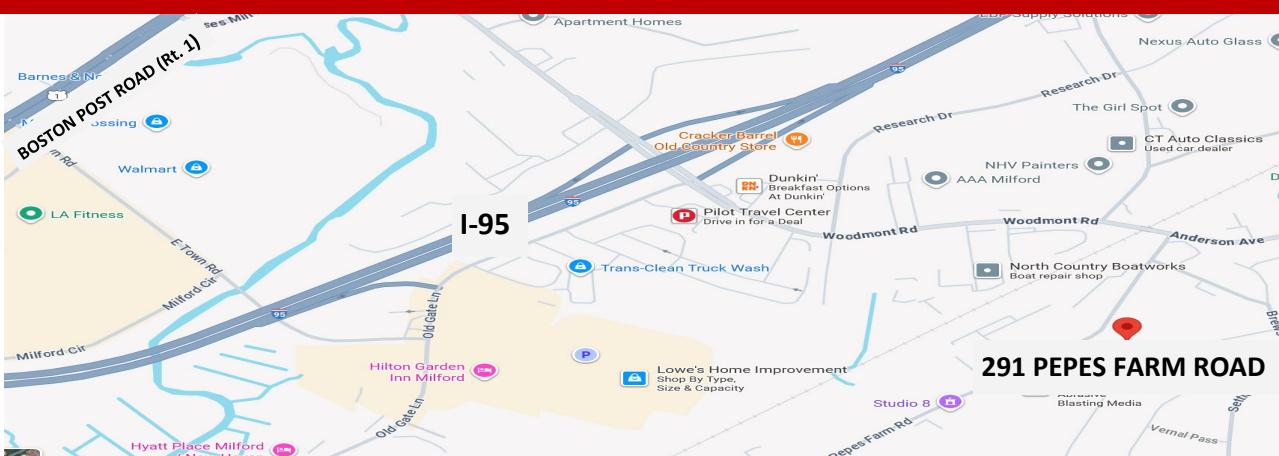
FOR SALE — INDUSTRIAL BUILDING

291 PEPE'S 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

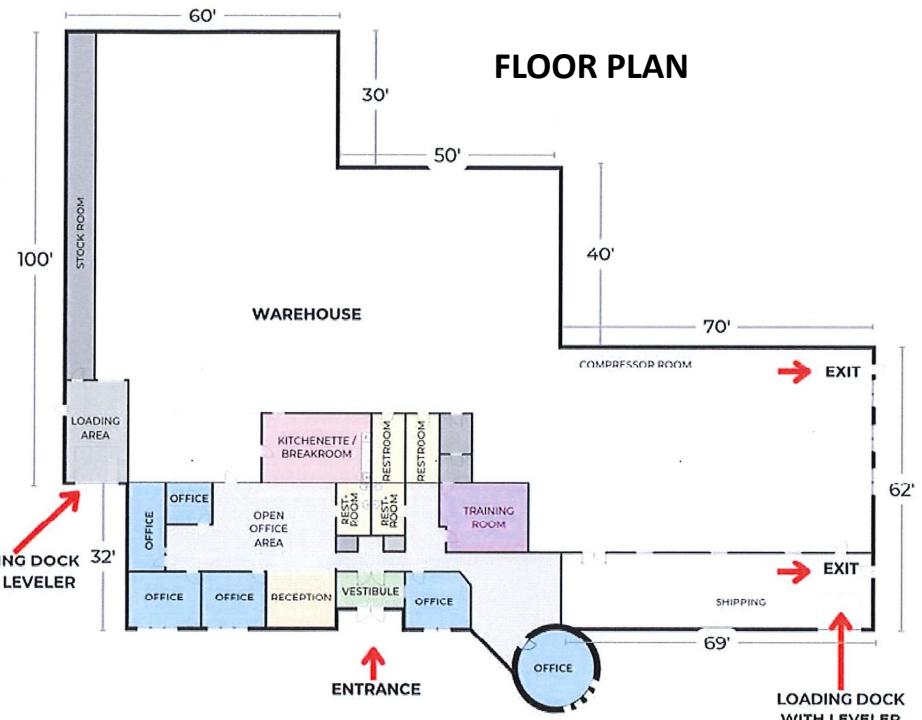


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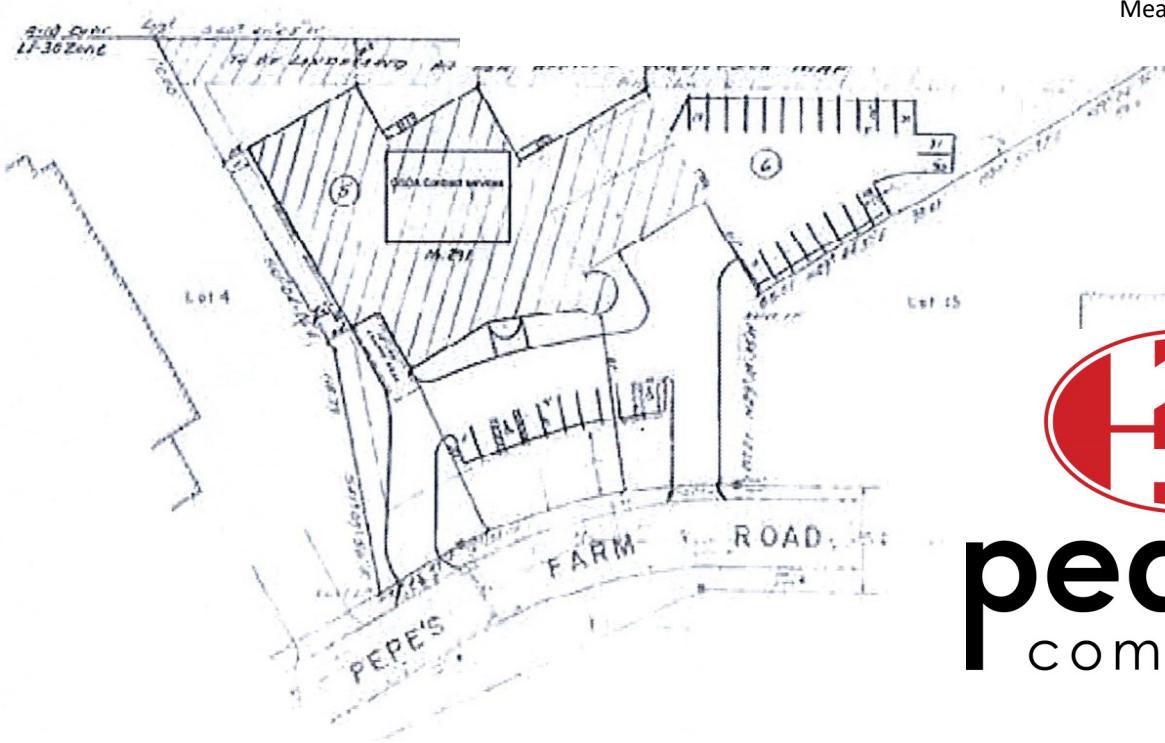


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MILFORD • FOR SALE LIGHT INDUSTRIAL BUILDING 291 PEPE'S FARM ROAD



SITE PLAN



Not to scale

Measurements are approximate



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