

291 PEPES FARM ROAD

MILFORD, CT
06460



PRIME INVESTMENT OPPORTUNITY: Fully Leased Industrial Flex Building for Sale at \$2,800,000

Angel Commercial, LLC, as the exclusive broker, is offering for sale **291 Pepes Farm Road in Milford, CT**, listed at **\$2,800,000**. The property is fully leased to a full-service electronics assembly manufacturing company, CCK Automations, LLC (doing business as "OSDA"). They have a NNN lease with annual escalations through July 31, 2030, generating an average **Net Operating Income (NOI) of \$224,839** per year over the six-year term, with a **cap rate of 8.03%**.

This freestanding industrial flex building, built in 1985, spans 17,539 SF on 1.66 acres in a Light Industrial (LI) zone. It is fully air-conditioned and features warehouse space with a 14' ceiling height, six private offices, an open office area with a reception desk, a training room, a kitchenette / breakroom, and four restrooms. The property also includes two loading docks with levelers, making it highly functional for a variety of industrial and commercial uses. With handicap accessibility, prominent signage, and 32 parking spaces, it offers both convenience and visibility.

Strategically located just 1.5 miles from I-95 (Exit 40) and 4.7 miles from the Merritt Parkway (Exit 55), the property provides easy access to major highways. It is also 3.9 miles from Milford Train Station, 10.5 miles from Sikorsky Memorial Airport, and 16 miles from Tweed New Haven Airport, ensuring excellent connectivity for logistics and transportation. It is near the Connecticut Post Mall, the largest mall in the state with over 1.3 million square feet of space anchored by Macy's, Target, Boscov's, Dick's Sporting Goods, and LA Fitness. It is also near Walmart, Home Goods, Lowe's, Cracker Barrel Country Store, Hilton Garden Inn, Holiday Inn Express, and M&T Bank.

This industrial flex property benefits from a stable, long-term tenant, ensuring reliable income for the foreseeable future. The building's versatile design supports both office and warehouse functions, appealing to a wide range of potential future uses. Additionally, its proximity to major retailers and hotels offers employees and visitors convenient access to amenities and services.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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FINANCIAL INFORMATION

Sale Price:	\$2,800,000
Real Estate Taxes:	\$22,845.76 (2024) (Paid by Tenant)
Projected NOI:	\$224,839 (Average Over 6 Years)
Cap Rate:	8.03%

THE SITE

Gross Building Size:	17,539 SF (From Field Card)
Rentable SF:	16,816 RSF (From Lease)
Occupancy:	100%
Building Type:	Industrial Flex
Land:	1.66 Acres
Zoning:	Light Industrial (LI)
Year Built:	1985
Construction:	Brick, Masonry
Stories:	One
Tenancy:	Single

FEATURES

Parking:	32 Surface Spaces
Loading:	Two Loading Docks with Levelers
Ceiling Height:	14'
Amenities:	Signage, Handicap Accessible

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

DEMOGRAPHICS

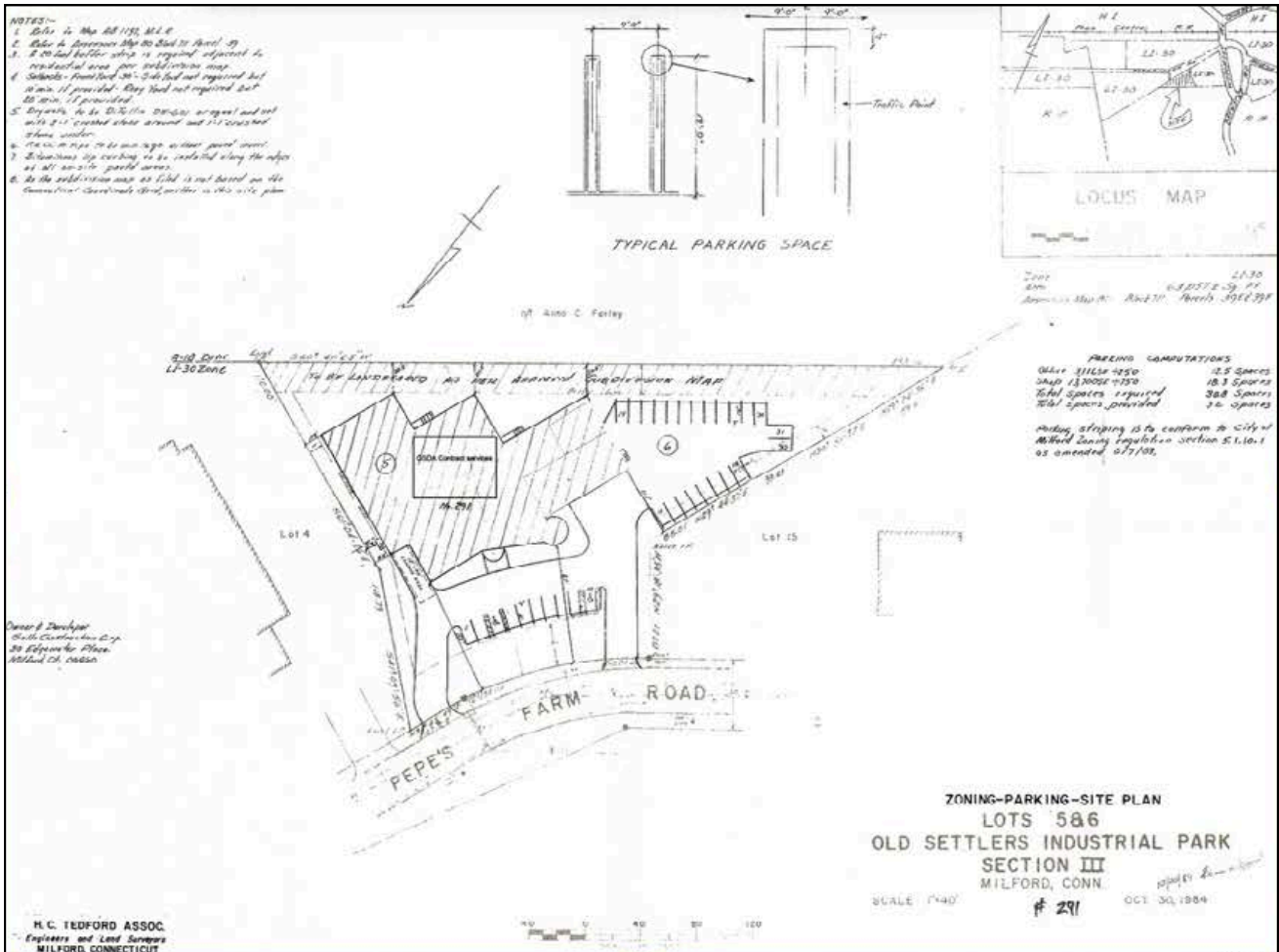
	3 MILES	5 MILES
Population:	72.5k	162k
Median HH Income:	\$102k	\$91k



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SITE PLAN

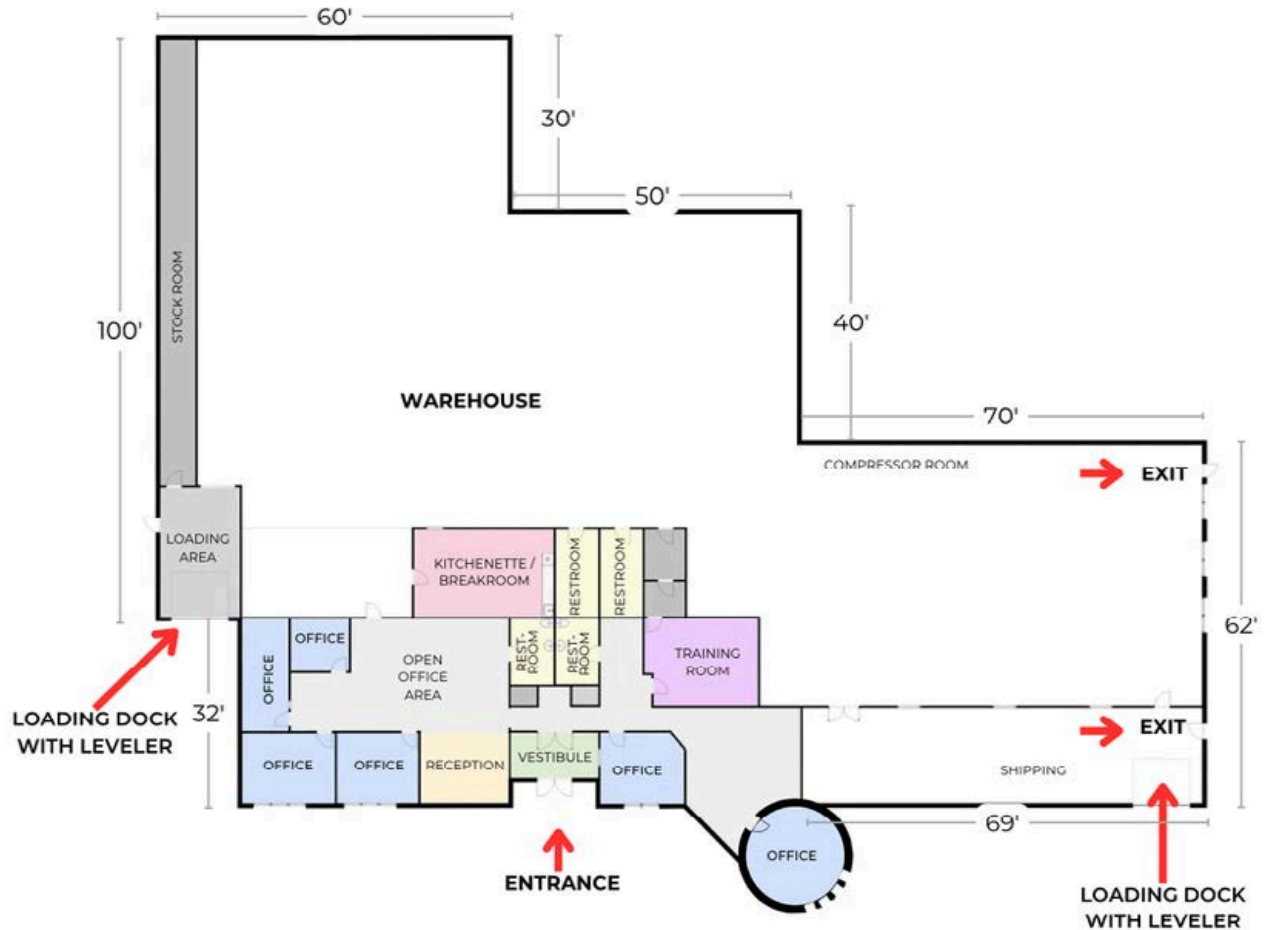


1.66 ACRES

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BUILDING SKETCH: 16,816 RSF



NOT TO SCALE
MEASUREMENTS ARE APPROXIMATE

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