

291 PEPES FARM ROAD

MILFORD, CT
06460



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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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.

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 |



PRIME LOCATION WITH PROXIMITY TO AMENITIES



Near restaurants, retail stores, banks, and fitness gyms



1.5 Miles from I-95 (Exit 40 - Woodmont Road) and 3.9 miles from the Milford Train Station



PRIME FULLY-LEASED INDUSTRIAL FLEX PROPERTY



17,539 SF
on 1.66 Acres



Prominent
Signage



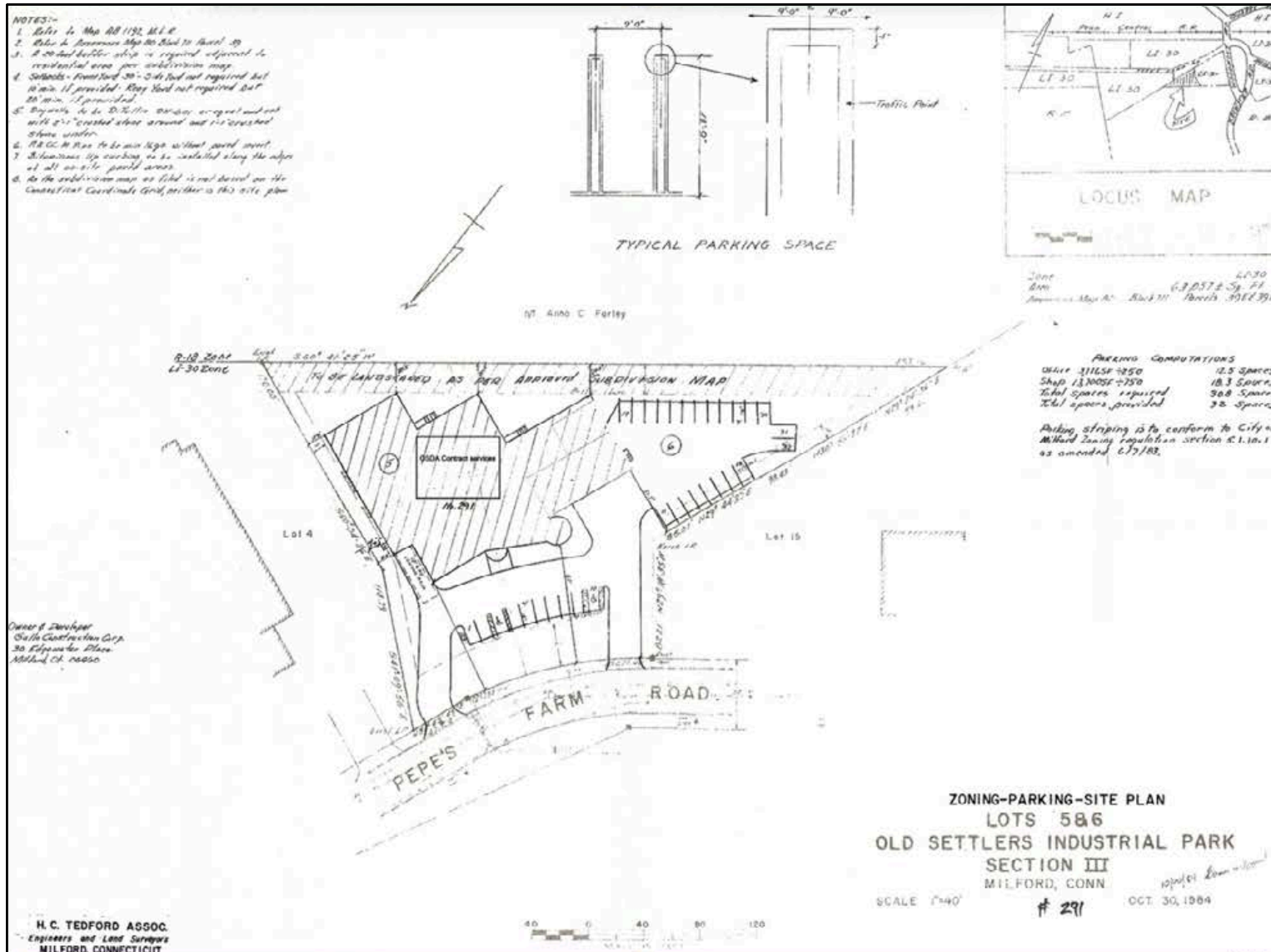
Abundant
Parking with
32 Spaces



Two Loading
Docks with
Levelers

SITE PLAN

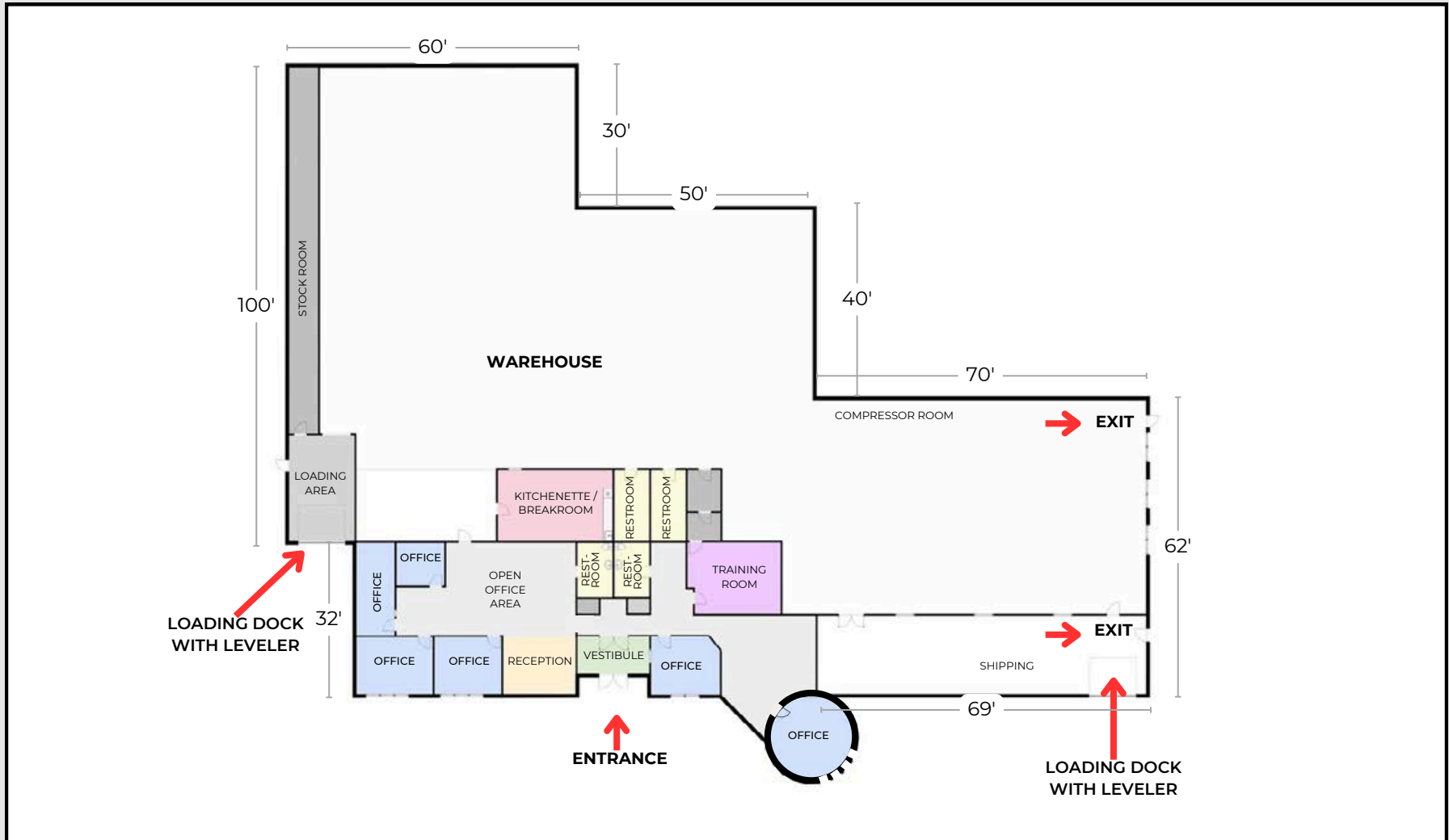
1.66 Acres



BUILDING SKETCH

NOT TO SCALE: MEASUREMENTS ARE APPROXIMATE

16,816 RSF



FRONT OF BUILDING



32 PARKING SPACES



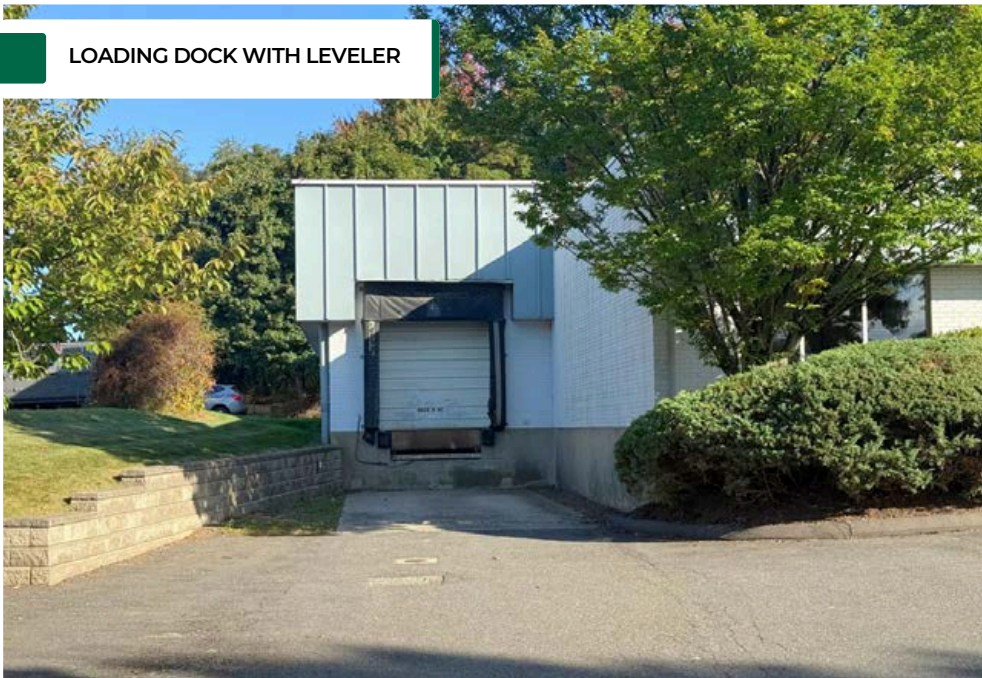
PROMINENT SIGNAGE



SIDE SHIPPING ENTRANCE



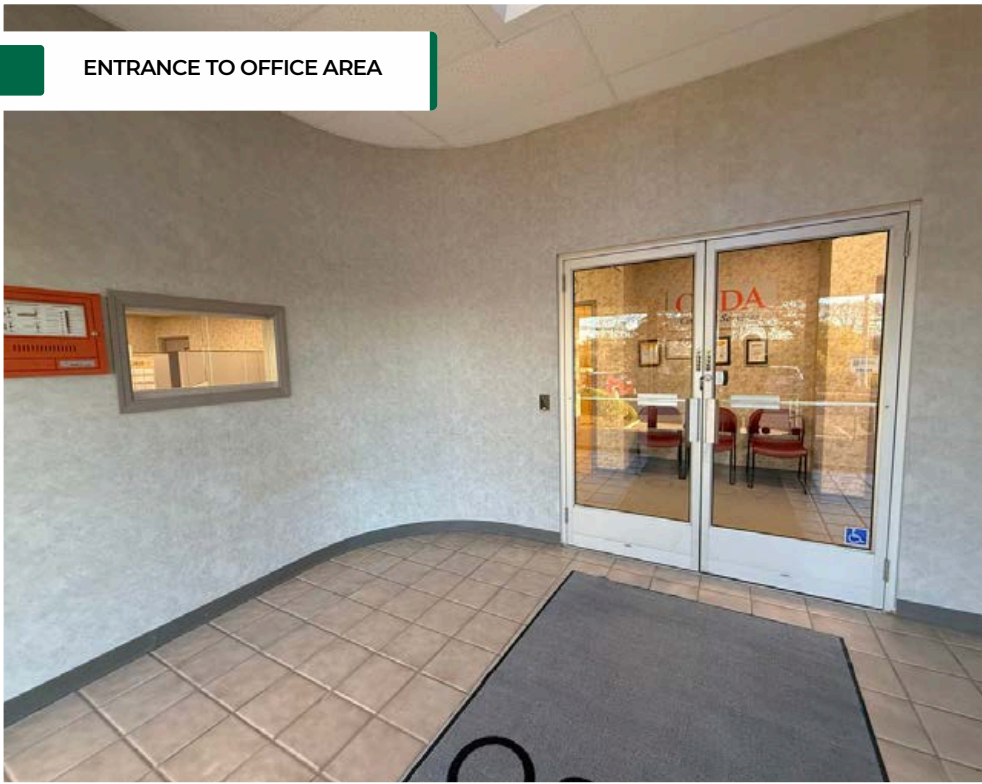
LOADING DOCK WITH LEVELER



LOADING DOCK WITH LEVELER



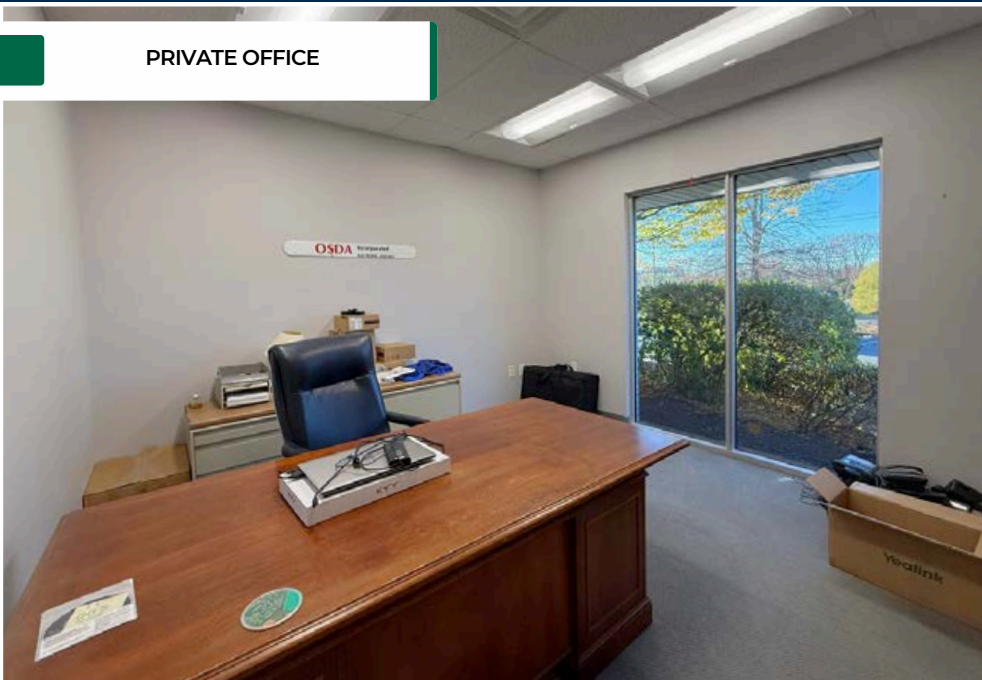
ENTRANCE TO OFFICE AREA



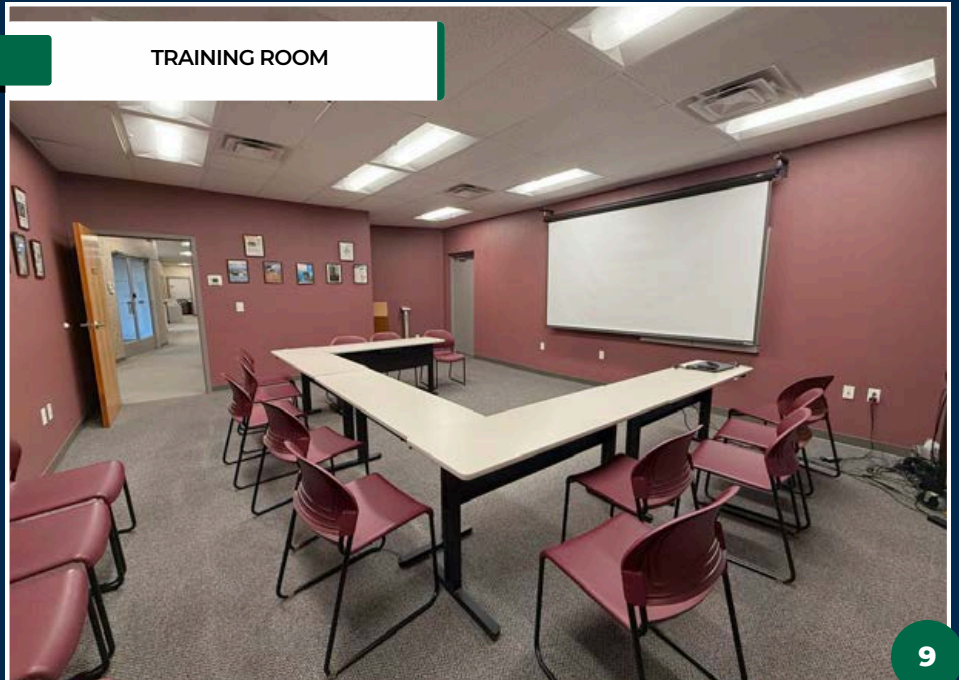
RECEPTION & OPEN OFFICE AREA



PRIVATE OFFICE



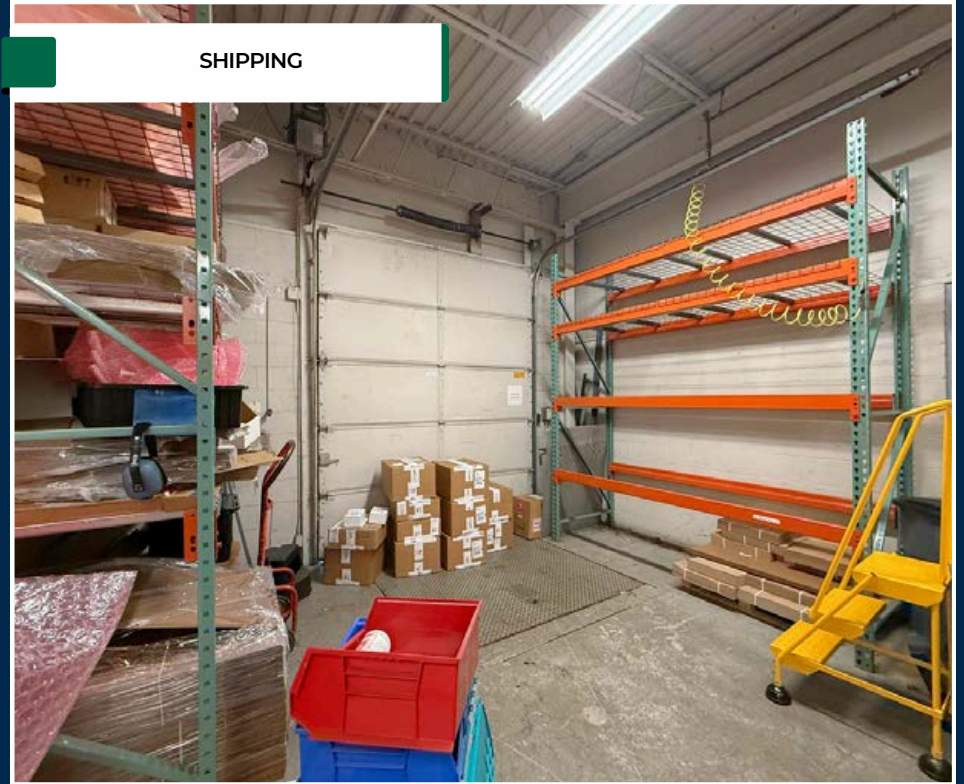
TRAINING ROOM



KITCHENETTE / BREAKROOM



SHIPPING



WAREHOUSE

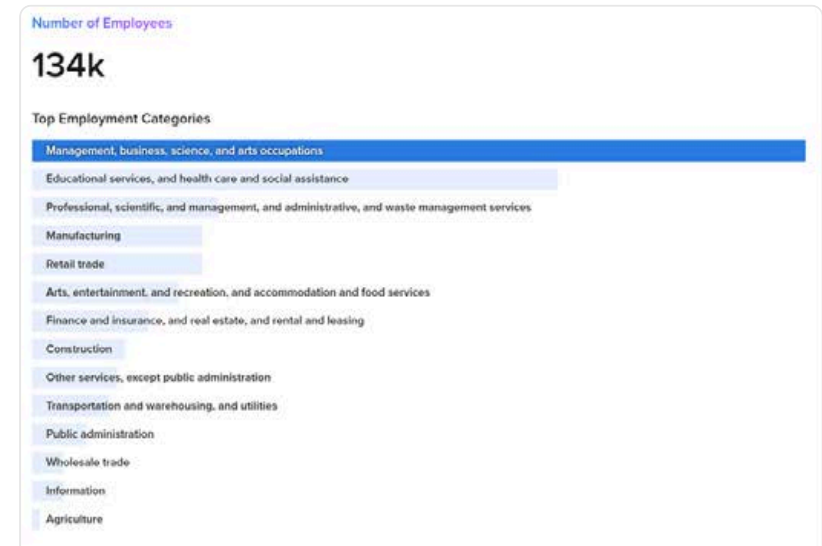
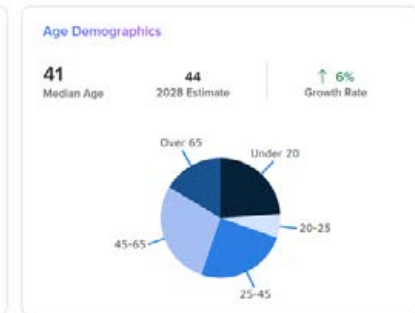
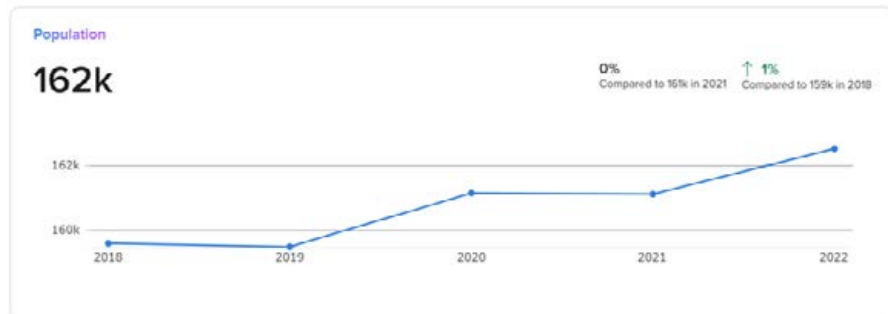
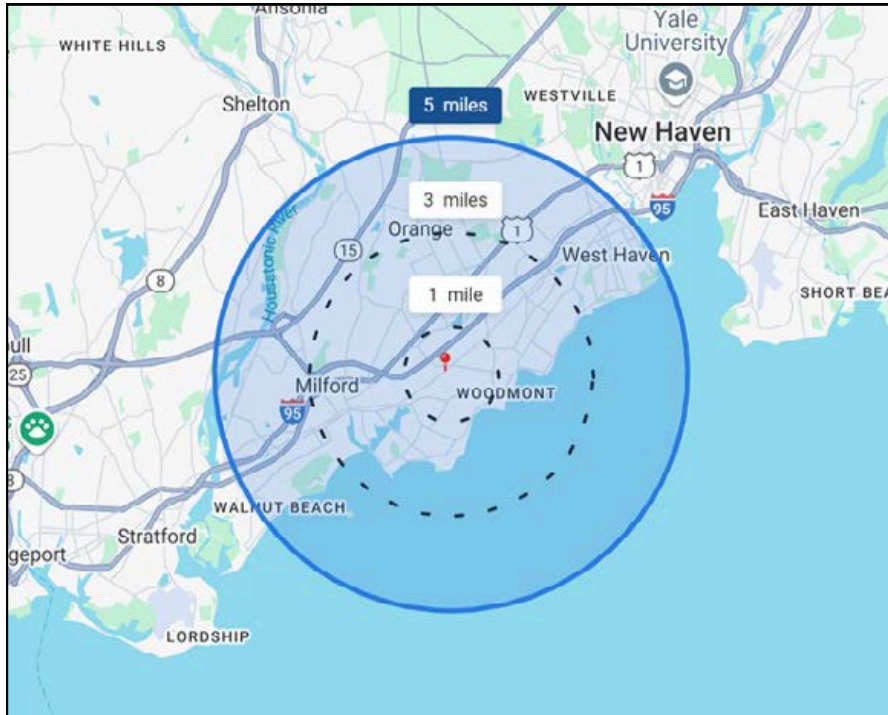


WAREHOUSE



DEMOGRAPHICS

FIVE MILES



NEXT STEPS

291

PEPES FARM ROAD
MILFORD, CT
06460



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



SIGN CONFIDENTIALITY
AGREEMENT



VIEW TAX BILL



CALL BROKER

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