



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

80 Wampus Lane, Milford, CT 06460
UP TO 86,301± SF INDUSTRIAL SPACE AVAILABLE
LEASE RATE \$8.50/SF NNN

HIGHLIGHTS

- 167,993± SF Industrial Building
- Multiple spaces available
- 500 Parking Spaces
- 7 Dock Doors
- 3 Drive-in Bays
- Less than 1 Mile to I-95
- Proximity to the Port of New Haven (11 Miles) and Tweed-New Haven Airport (14 Miles)

CONTACTS

Mark Berkowitz | (860) 761-6009
mberkowitz@orlcommercial.com

Will Braun | (203) 643-1008
wbraun@orlcommercial.com

J. Richard Lee | (203) 643-1006
rlee@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300



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UP TO 86,301± SF INDUSTRIAL SPACE

BUILDING INFORMATION

GROSS BLD. AREA: 167,993± SF
AVAILABLE AREA: 86,301± SF total
 WAREHOUSE 1: 37,284± SF
 WAREHOUSE 2: 34,310± SF
 WAREHOUSE 3: 11,077± SF
 OFFICE: 3,630± SF
DRIVE-IN DOORS: 3
LOADING DOCKS: 7
CLEAR HEIGHT: 14'
COLUMN SPACING: 30' x 30'
CONSTRUCTION: Steel, Masonry
ROOF TYPE: TPO (new roof in 2023)
YEAR BUILT: 1942, Renovated 2000

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC
HEAT: Gas
SPRINKLERED: Wet System
ELECTRIC/POWER:
 WH 1 & 2: 400amp, 240V, 3PH
 WH 3: 200amp, 240V, 3PH
 Able to easily increase capacity if necessary

SITE INFORMATION

SITE AREA: 9.24± Acres
ZONING: ID - Industrial
PARKING: 500 Spaces
HWY ACCESS: I-95, Exit 40

UTILITIES

SEWER/WATER: Municipal
GAS: Yes

TAXES

ASSESSMENT: \$ 3,213,880
MILL RATE: 29.55
TAXES: \$94,916/year (\$0.56/SF)

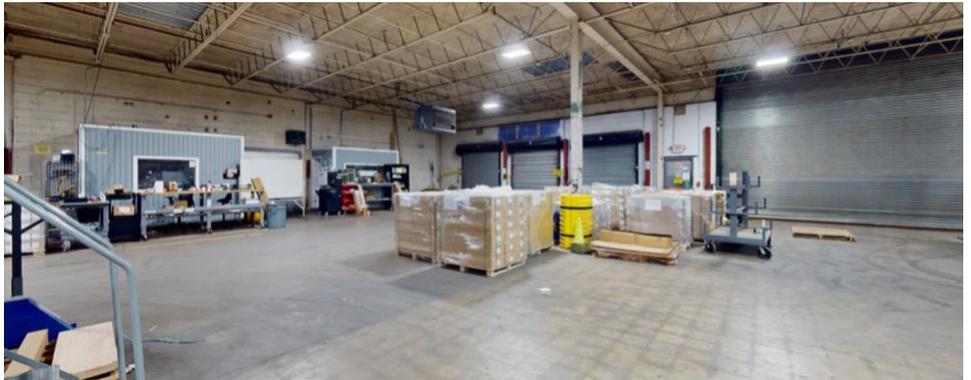
EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
NNN EXPENSES: \$1.61/SF

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