



Industrial Building Available for **Lease**

80 Wampus Ln
MILFORD, CT 06460

PRESENTED BY:

SPACE AVAILABLE FOR LEASE: 10,000-85,000 SF

RENTAL RATES: VARY DEPENDING ON SPACE AND BUILD-OUT — \$8-\$11/SF

MODERN WAREHOUSE FACILITY

Brightpoint Investments

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Introducing an exceptional opportunity for industrial and warehouse users:

80 Wampus Ln presents 10,000-85,000 SF of high-quality warehouse space in a well-established Milford business corridor, just minutes from Interstate 95 and the scenic Long Island Sound. This modern facility offers a flexible layout with 14-foot clear heights and efficient 30' x 30' column spacing, accommodating a range of operational needs from warehousing and logistics to laboratory and manufacturing.

The available suite includes 3 drive-in bays, four exterior dock doors, and 3630 square feet of dedicated office space, providing seamless integration of administrative and industrial functions. The building features a gas heating system, wet sprinkler system, and ample on-site parking with 500 spaces, ensuring comfort, safety, and convenience for staff and visitors alike.

Occupying a portion of a robust 170,707 SF masonry facility, the space is in excellent condition and ready for immediate occupancy. Recent renovations have enhanced the property's operational efficiency and curb appeal, making it a standout choice for discerning tenants.

Strategically positioned just 0.8 miles from I-95 (Exit 40), 80 Wampus Ln offers exceptional connectivity to the entire Northeast corridor, with direct access to regional highways, commuter rail, airports, and freight ports. The property's central location between New Haven and Bridgeport, and proximity to the Milford Metro-North station, further enhances its appeal for companies seeking efficient

distribution, last-mile logistics, or a dynamic industrial base in southern Connecticut.

With flexible lease terms, a prime location, and a host of modern amenities, 80 Wampus Ln is an ideal solution for businesses seeking a well-equipped, strategically positioned facility to thrive in today's competitive industrial landscape.

Please note: The building is available for logical subdivisions, allowing lease flexibility to best suit your business needs.



10,000-85,000 SF Available

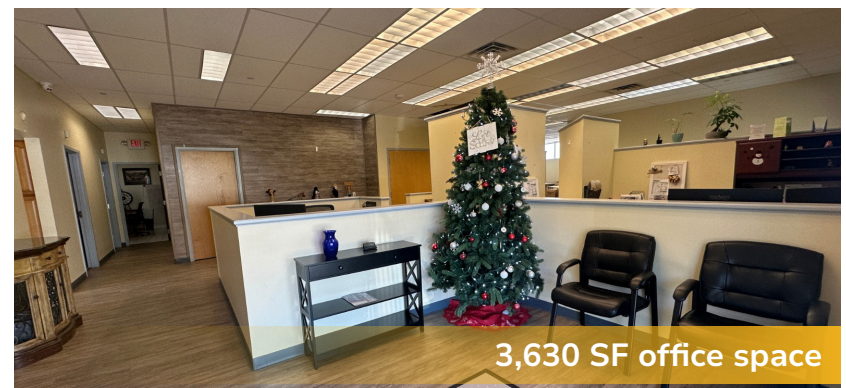
BUILDING SPECS:

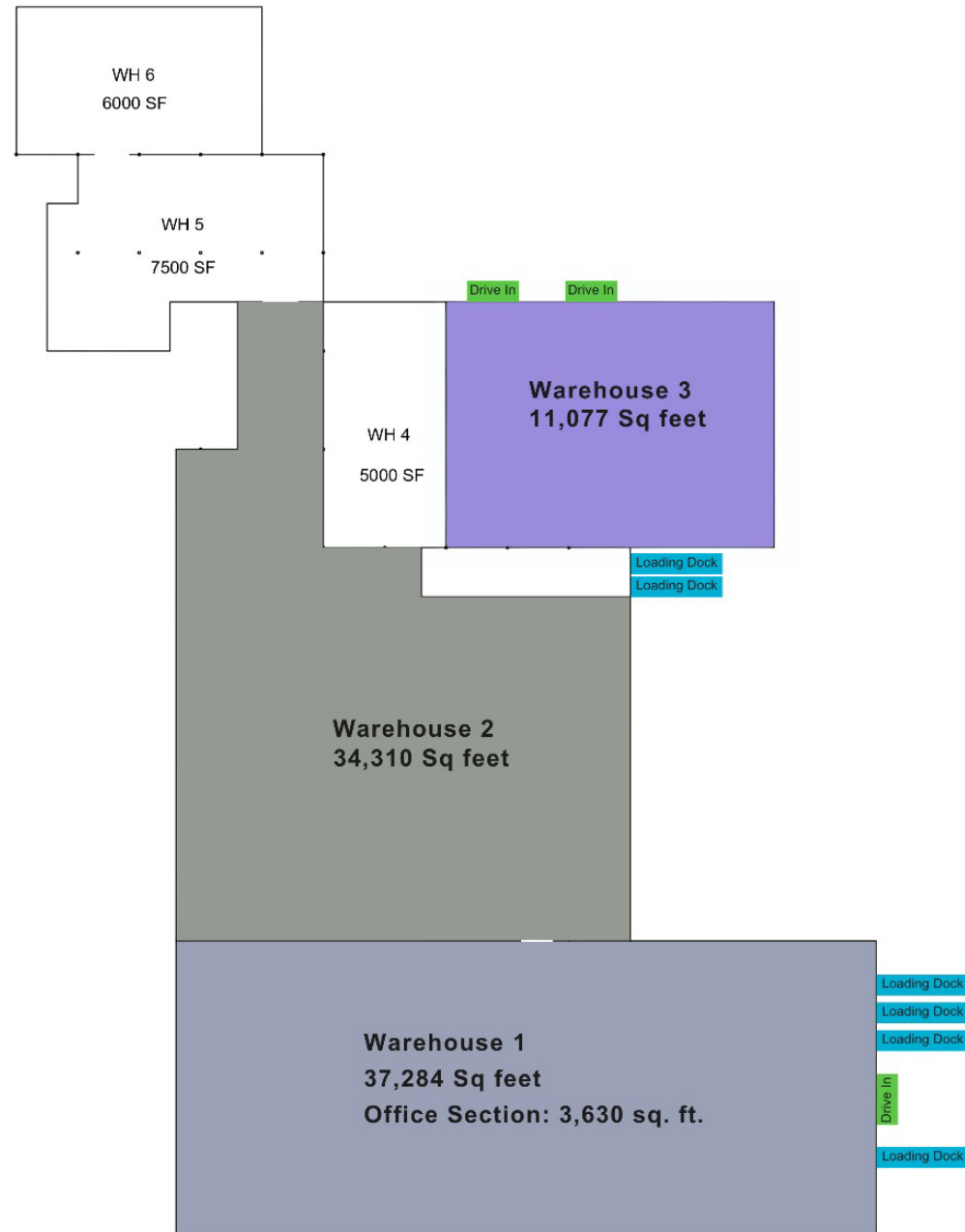
Year Built	1942
Year Renovated	2000
Total Building SF	170,707 SF
Space Available	10,000-85,000 SF
Clear Height	14'
Columns	Steel H
Column Spacing	30' x 30'
Flooring	Concrete slab
Walls	Concrete block/metal panel
Lighting	LEDs
Construction	Masonry
Dock Doors	7 (Remove leveler)
Heating	Gas, central
Parking Space	500
Zoning	HI - Industrial
Sprinkler	Wet system
Office Space	3630 SQFT
Condition	Excellent, full build-out
Drive-In Bays	3



INDUSTRIAL SPACE IN MILFORDS PRIME BUSINESS HUB

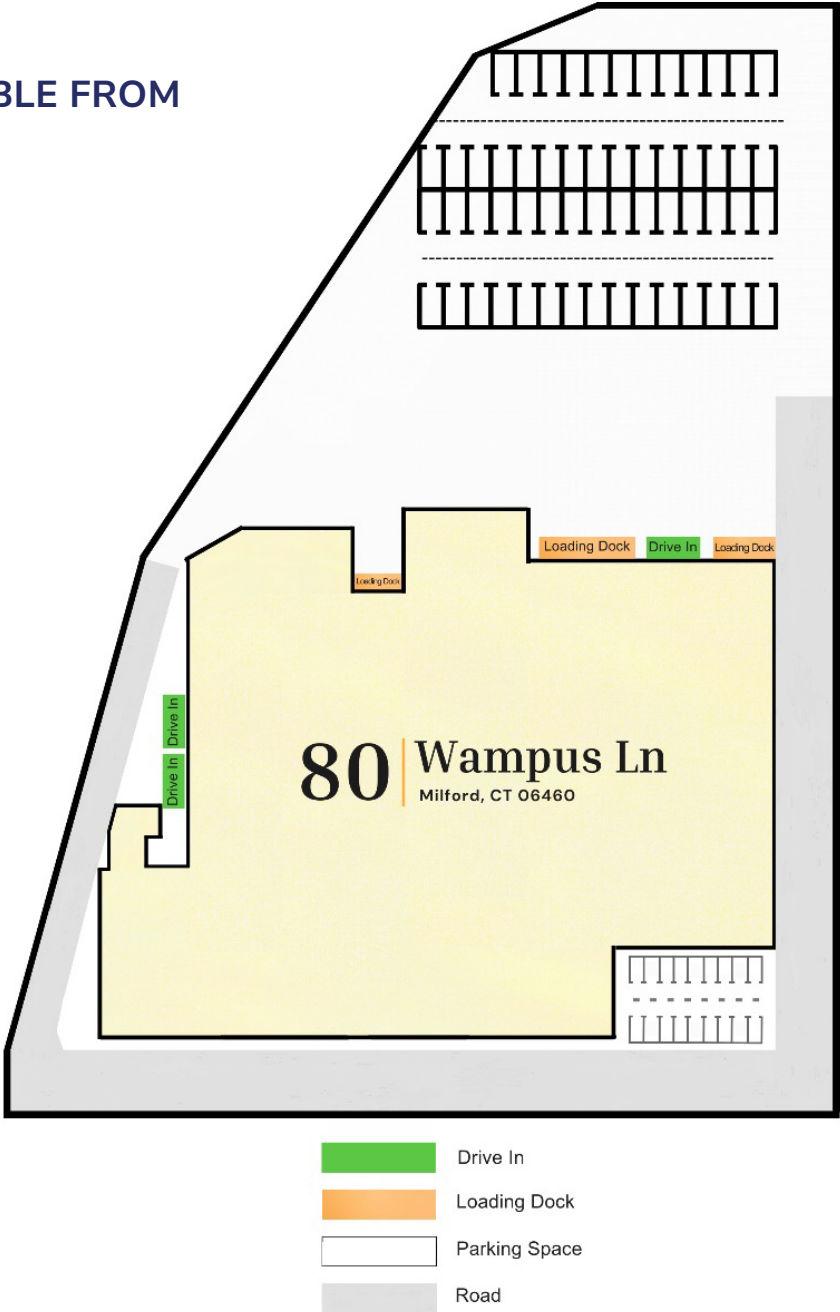
- 10,000-85,000 SF of high-quality industrial warehouse space available
- 14' clear ceiling height for efficient storage and operations
- Flexible 30' x 30' column spacing
- 3 drive-in bays for versatile loading and unloading
- 7 exterior dock doors
- 3630 SF of dedicated office space within the suite
- Great condition ready for occupancy
- Central gas heating system for year-round comfort
- Wet sprinkler system for enhanced fire protection
- 500 standard parking spaces on-site
- Located in a well-established Milford business corridor
- Only 0.8 miles (3-minute drive) to I-95 (Exit 40)
- Less than a mile to Milford Metro-North Station (commuter rail)
- Immediate access to Long Island Sound and regional amenities
- Proximity to the Port of New Haven (11 miles) and Tweed-New Haven Airport (14 miles)





NOTE: The office section is part of WH1

FLEXIBLE OPTIONS AVAILABLE FROM
10,000-85,000 SF



SURROUNDING COMPANIES

80 | **Wampus Ln**
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Southern Connecticut – Data Points:

- Over 120,000,000 SF of industrial space
- **Vacancy rate:** Approximately 4.2%
- **Average asking rent:** \$14.50 SF NNN

Nearby Cities:

- **New Haven:** 12 miles, 20-minute drive
- **Bridgeport:** 13 miles, 18-minute drive
- **Stamford:** 35 miles, 40-minute drive
- **New York City:** 60 miles, 75-minute drive

Nearby Airports:

- **Tweed-New Haven:** 14 miles, 24-minute drive
- **Westchester County:** 41 miles, 55-minute drive
- **Long Island MacArthur:** 44 miles, 1 hr 45 min drive
- **BDL Hartfords airport:** 62.9 miles, 1 hr 8 min drive

Freight & Rail:

- **Port of New Haven:** 11 miles, 19-minute drive
- **Transflo North Haven CT:** 15.3 miles, 20-min. drive

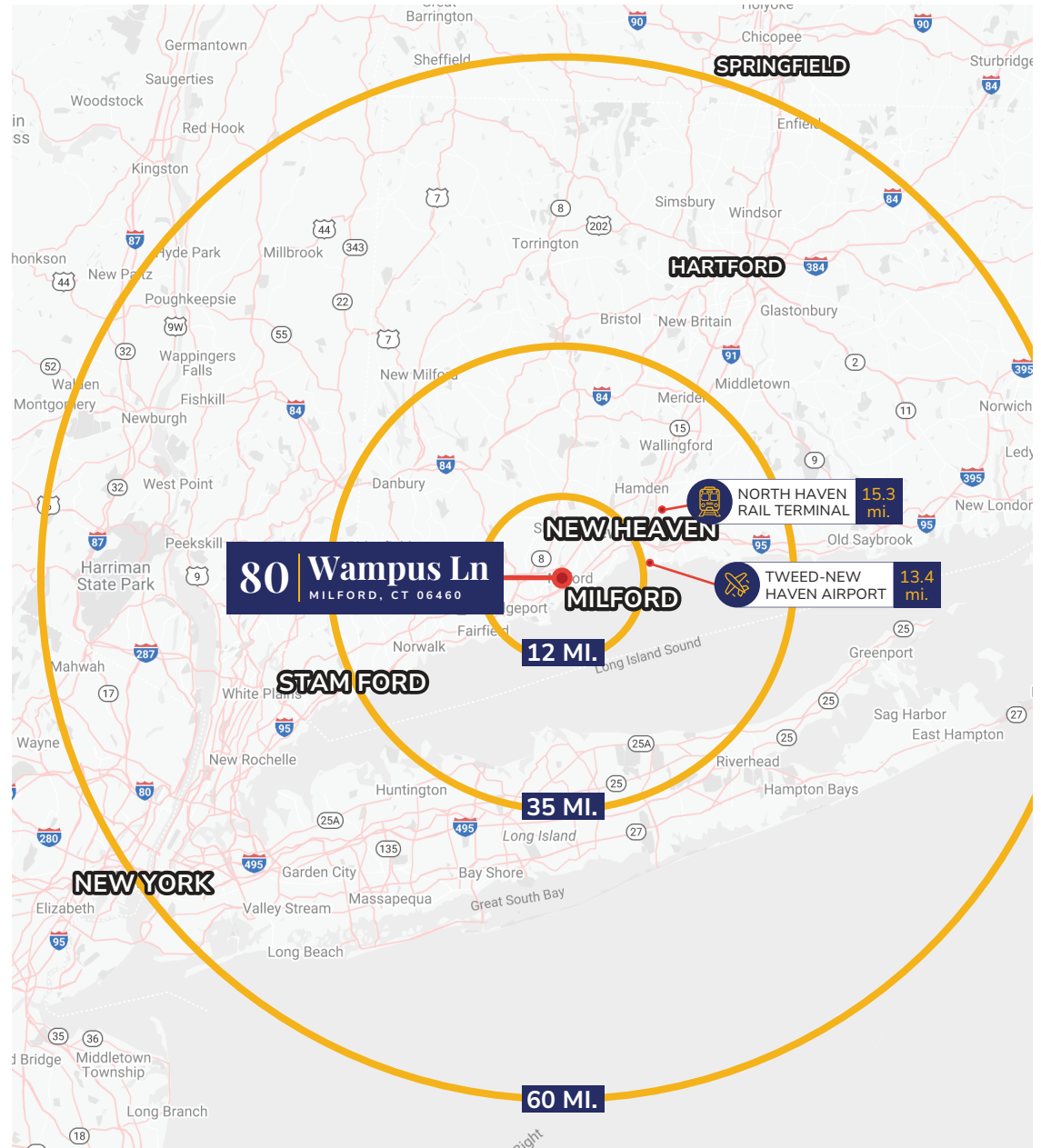
Commuter Rail:

- **Milford Metro-North:** 0.8 miles, 15-min. walk
- **Stratford Station:** 6 miles, 10-minute drive
- **West Haven :** 6.4 miles, 10-minute drive



LOCATION OVERVIEW

The subject property is centrally located in Milford, Connecticut, within one of the region's most established industrial corridors. This strategic location offers immediate access to Interstate 95 and the Merritt Parkway, providing seamless connectivity to major markets across Connecticut and the greater New York metropolitan area.





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