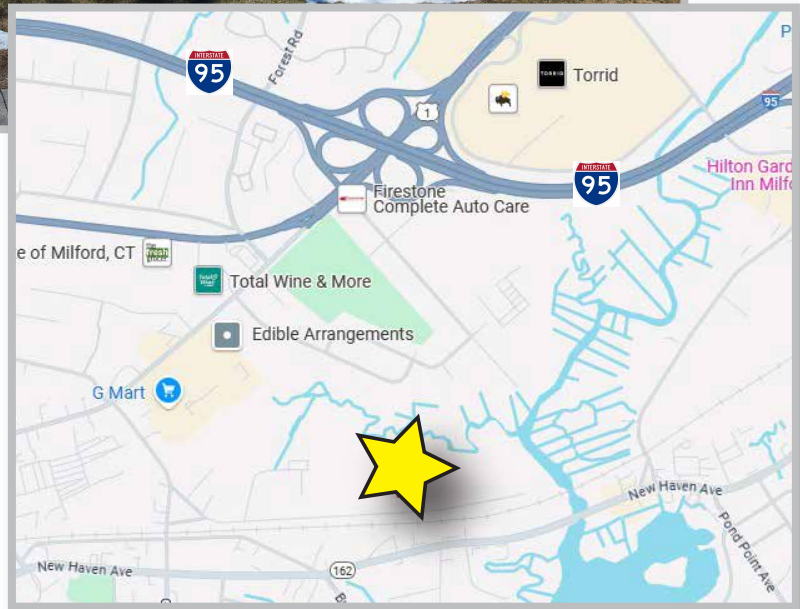
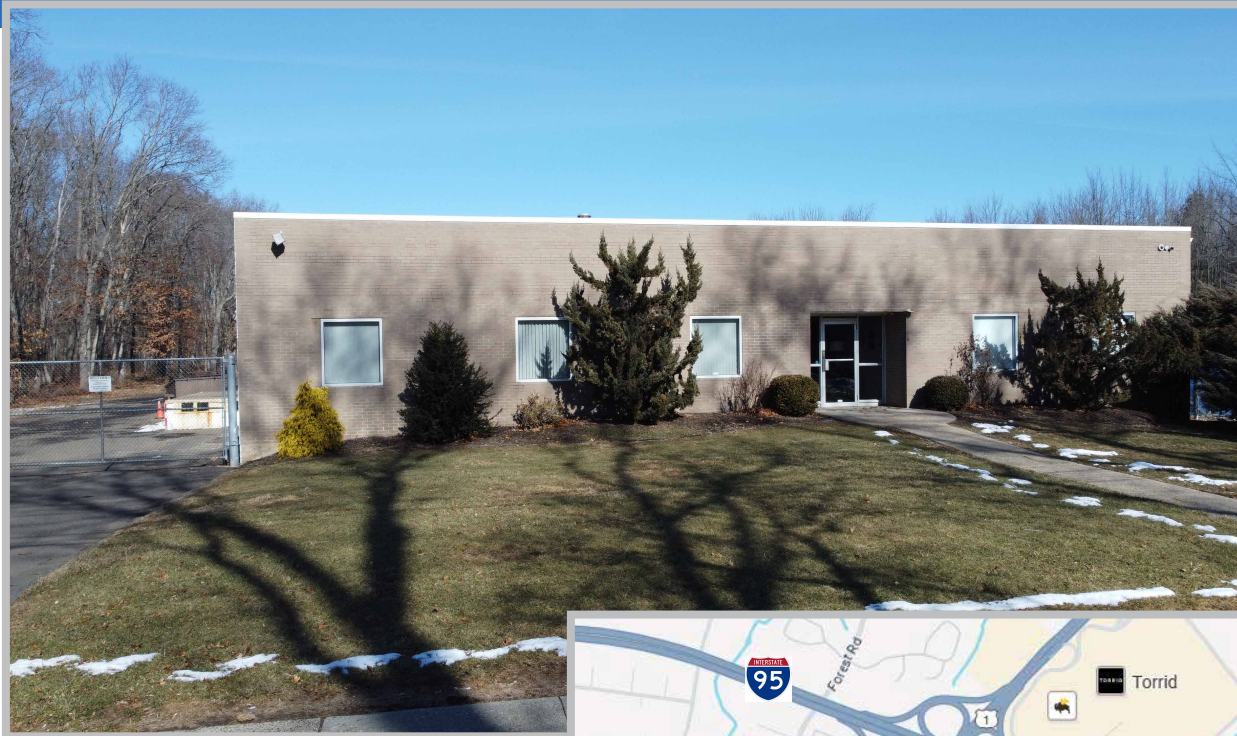


# FOR SALE- 15,758 SF +/- ON 1.54 +/- ACRES COMMERCIAL BUILDING ON 3 PARCELS 0 & 180 Wampus Lane, Milford, CT



COLONIAL PROPERTIES



## PROPERTY INFORMATION

**Sale Price:** \$2,800,000  
**Total Sq.Ft:** 15,758 +/-  
**Acres:** 1.54 +/-  
**# of Parcels:** 3  
**Property Taxes:** \$17,454/Year  
**Zoning:** ID

## HIGHLIGHTS

- Fully Fenced in Lot
- 6,678 SF Office & 9,080 SF Warehouse
- (1)- 10ft Dock (1)- 12ft OHD
- Interior & Exterior Security Cameras
- Heavy Power:240 Volt/600 AMP/3-Phase
- (2) Conference rooms, Multiple executive offices, and an open office area with (7) workstations & CAT 5 wiring



200 Boston Post Road, Orange, CT 06477



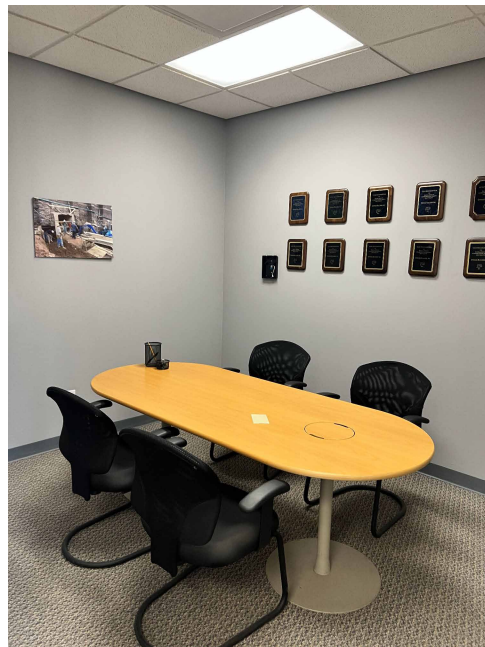
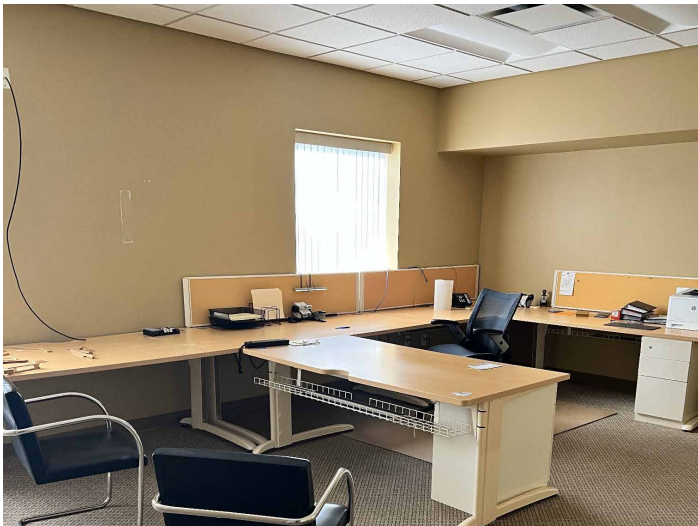
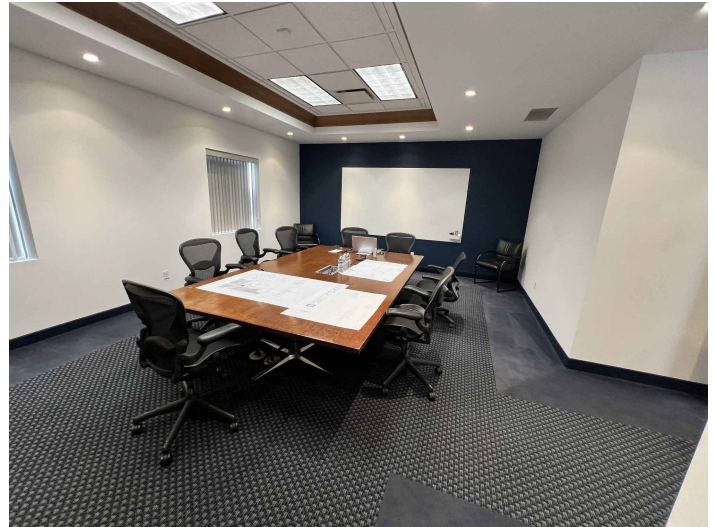
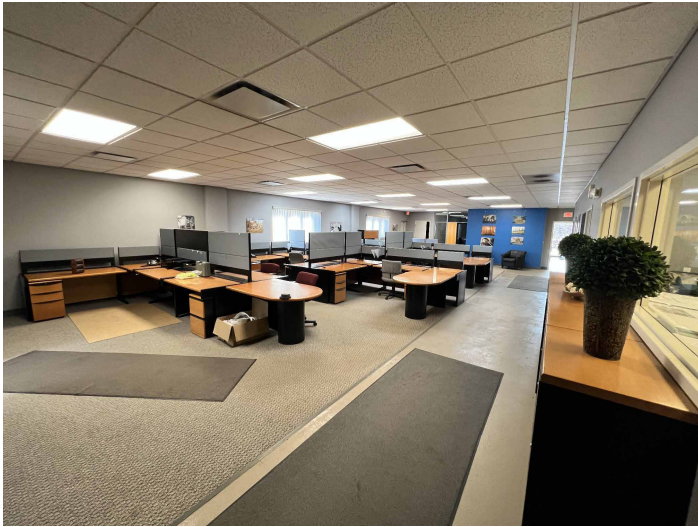
**Tony Vitti**  
tony.vitti@colprop.com  
Cell: 203-915-4450  
www.colprop.com



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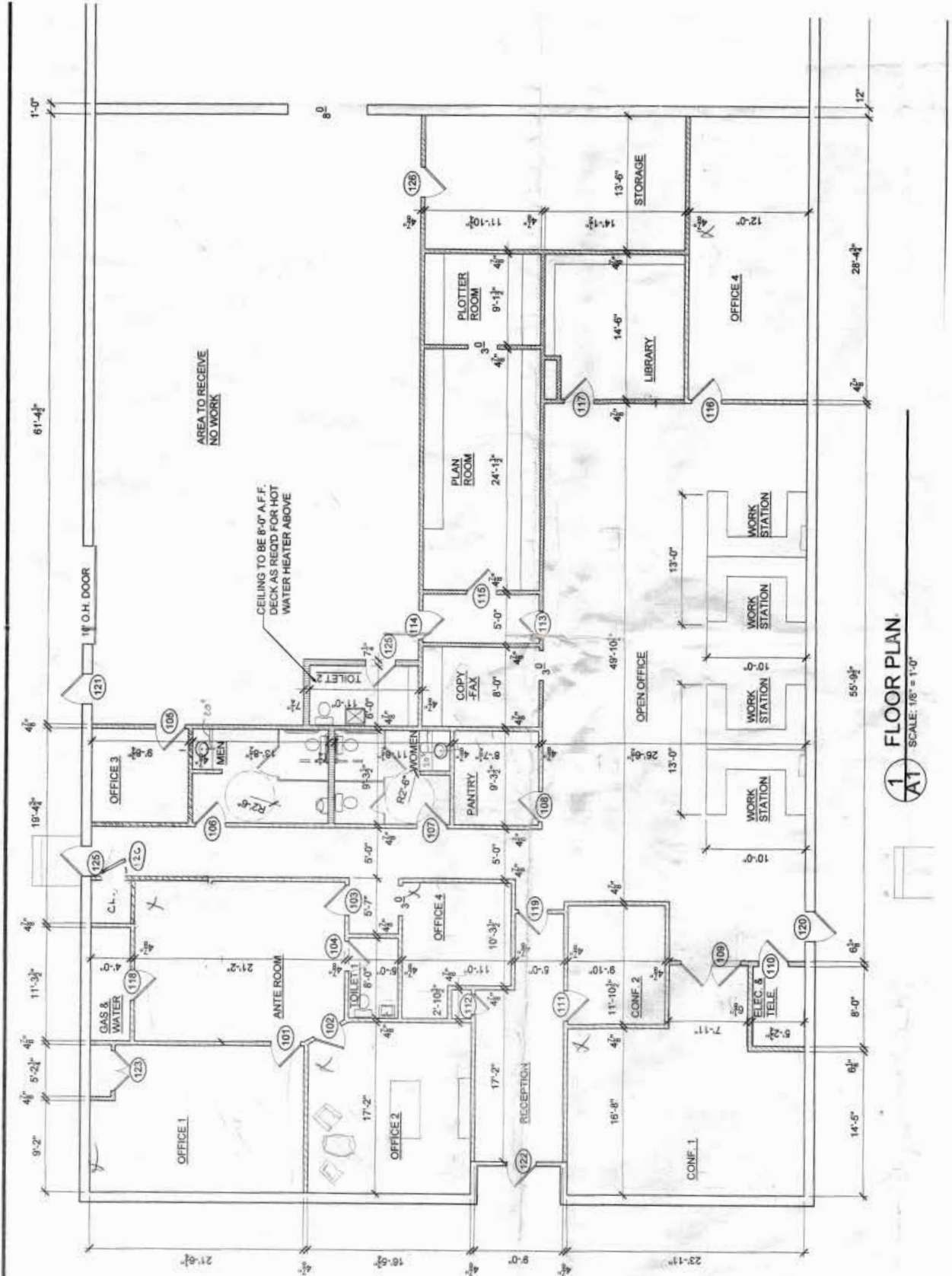
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COLONIAL PROPERTIES

**City of Milford**  
Geographic Information System (GIS)

Date Printed: 2/5/2025

