

# MILFORD LEASING/SALE OPPORTUNITIES



**125 Old Gate Lane**



**155 Hill Street**



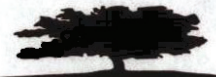
**55 Old Gate Lane**

*For more information contact:*

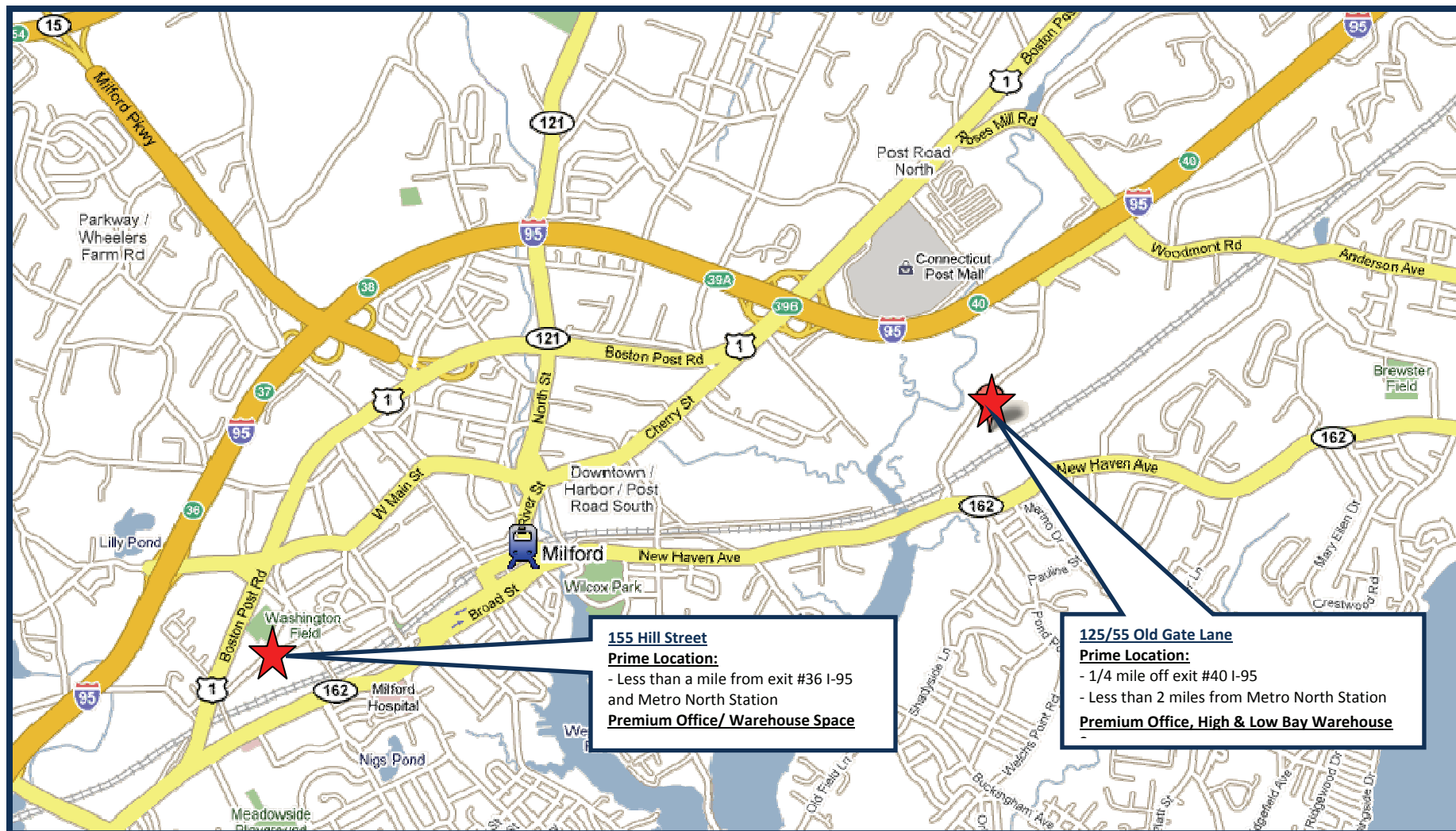
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Robert Kiley (on-site representative)  
haciendastorage@gmail.com  
203-876-2600

*\* Broker commissions protected*



**the Hacienda Group**



For more information contact:

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125 OLD GATE LANE, MILFORD CT



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155 HILL STREET, MILFORD CT



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## AVAILABLE SPACES FOR LEASE

<i>Property</i>	<i>Type</i>	<i>Size (SF)</i>	<i>Divisible</i>	<i>Dock(s)</i>	<i>\$/SF(NNN)</i>	<i>Notes</i>
<b><u>125 Old Gate Lane</u></b> <sup>1</sup>	High-bay Warehouse (24 ft)	40,000	Yes	3	\$5.75	Right of Hacienda Storage
	Low-bay Warehouse (18 ft)	15,500	Yes	2	\$5.00	Rear of Building
	High bay Warehouse/ Retail	12,000-16,000	Yes	2	\$6.75	Potential Retail Opportunity/ Front of Building
	Office (2 <sup>nd</sup> Floor)	6,500	No	N/A	\$8.00	Great Lighting/ Middle of Building
	Office (2 <sup>nd</sup> Floor)	2,400	No	N/A	\$12.50	Windows on 2 Sides/ Front of Building
<b><u>55 Old Gate Lane</u></b> <sup>2</sup>	Office (2 <sup>nd</sup> Floor)	7,000	Yes	N/A	\$13.00	
	Office/ Flex (1 <sup>st</sup> Floor)	8,960	Yes	1	\$10.50	
<b><u>155 Hill Street</u></b> <sup>3</sup>	Warehouse/ Flex	100,000	Yes	5	\$5.00	
	Office (1 <sup>st</sup> Floor)	5,000	N/A	N/A	\$9.00	

<sup>1</sup> Estimated CAM at 125 Old Gate is \$2.00/sf

<sup>2</sup> Estimated CAM at 55 Old Gate is \$3.65/sf

<sup>3</sup> Estimated CAM at 155 Hill Street is \$1.85/sf

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## AVAILABLE LOTS FOR SALE

<i>Property</i>	<i>Type</i>	<i>Lot Size</i>	<i>Asking Price</i>	<i>Notes</i>
125 Old Gate Lane <i>(pictured below left)</i>	Land	1.5 Acres	\$800,000	Heavy traffic, newly constructed hotel across street, Lowes nearby. Desired usage - small hotel/medical office/restaurant
155 Hillstreet <i>(pictured below right)</i>	Land	30,000 square foot lot	\$750,000	Can build up to 25,000 square foot building. Adjacent parking available.



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