

FOR LEASE

10,000 SF - 85,000 SF INDUSTRIAL SPACE

80 WAMPUS LANE | MILFORD, CT 06460



PROPERTY DESCRIPTION

Sentry Commercial is pleased to bring to market 10,000 - 85,000 square feet of high-quality industrial space for lease at 80 Wampus Lane, Milford CT. The space features 3 drive-in doors, 4 loading docks, heavy power, dedicated turn-key office space, and substantial parking/outdoor storage availability making it suitable for a wide range of business types seeking a presence in New Haven County.

PROPERTY HIGHLIGHTS

- 14' clear
- 30' x 30' column spacing
- 3 drives and 4 docks
- Heavy 4,000 amp power

OFFERING SUMMARY

Lease Rate:	\$8.00 - \$11.00 NNN
Available SF:	10,000 SF - 85,000 SF
Lot Size:	9.24 Acres
Building Size:	170,707 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	214	675	2,924
Total Population	524	1,585	6,679
Average HH Income	\$181,244	\$170,075	\$161,099

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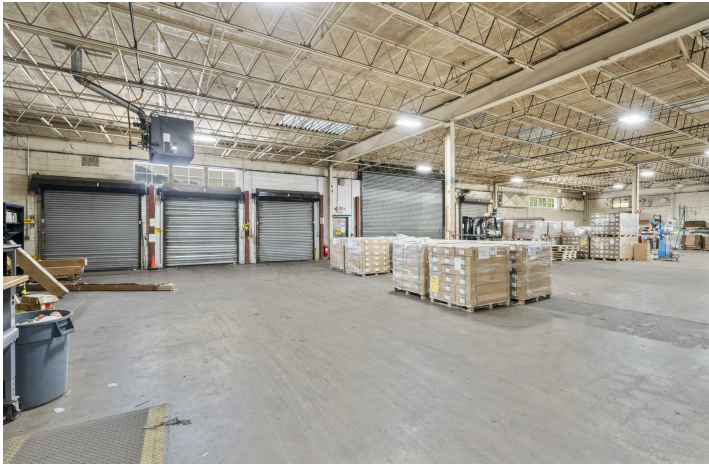
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\$8.00 - \$11.00 NNN

BUILDING SPECIFICATIONS

Building Size	170,707 SF
Available Space	10,000 SF - 85,000 SF
Warehouse	81,370 SF
Office	3,630 SF
Docks	4
Drives	3
Column Spacing	30' x 30'
Columns	Steel H
Clear Height	14'
Flooring	Concrete slab
Construction	Masonry
Year Built	1942
Year Renovated	2000

MECHANICAL/UTILITIES

Power	4,000 amp, 240 volt, 3 phase
Heat	Gas, central
Air Conditioning	Office
Lighting	LED
Sprinklers	Wet

LAND

Lot Size	9.24 Acres
Parking	500 total
Zoning	ID - Industrial

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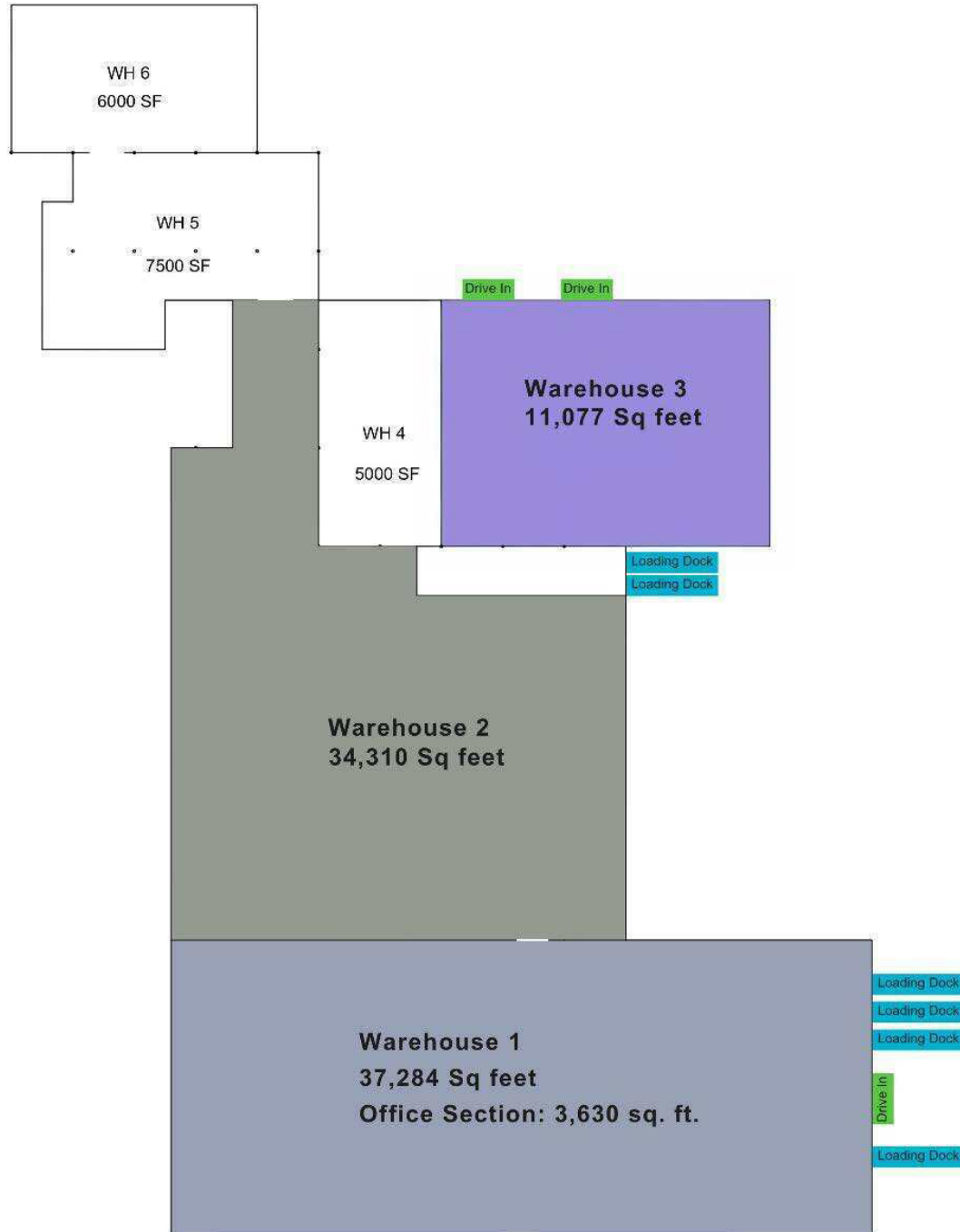
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NOTE: The office section is part of WH1

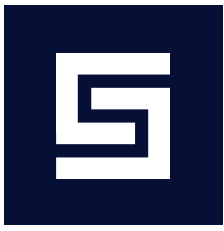
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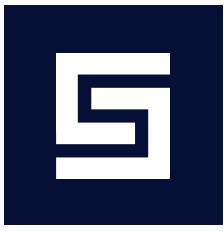
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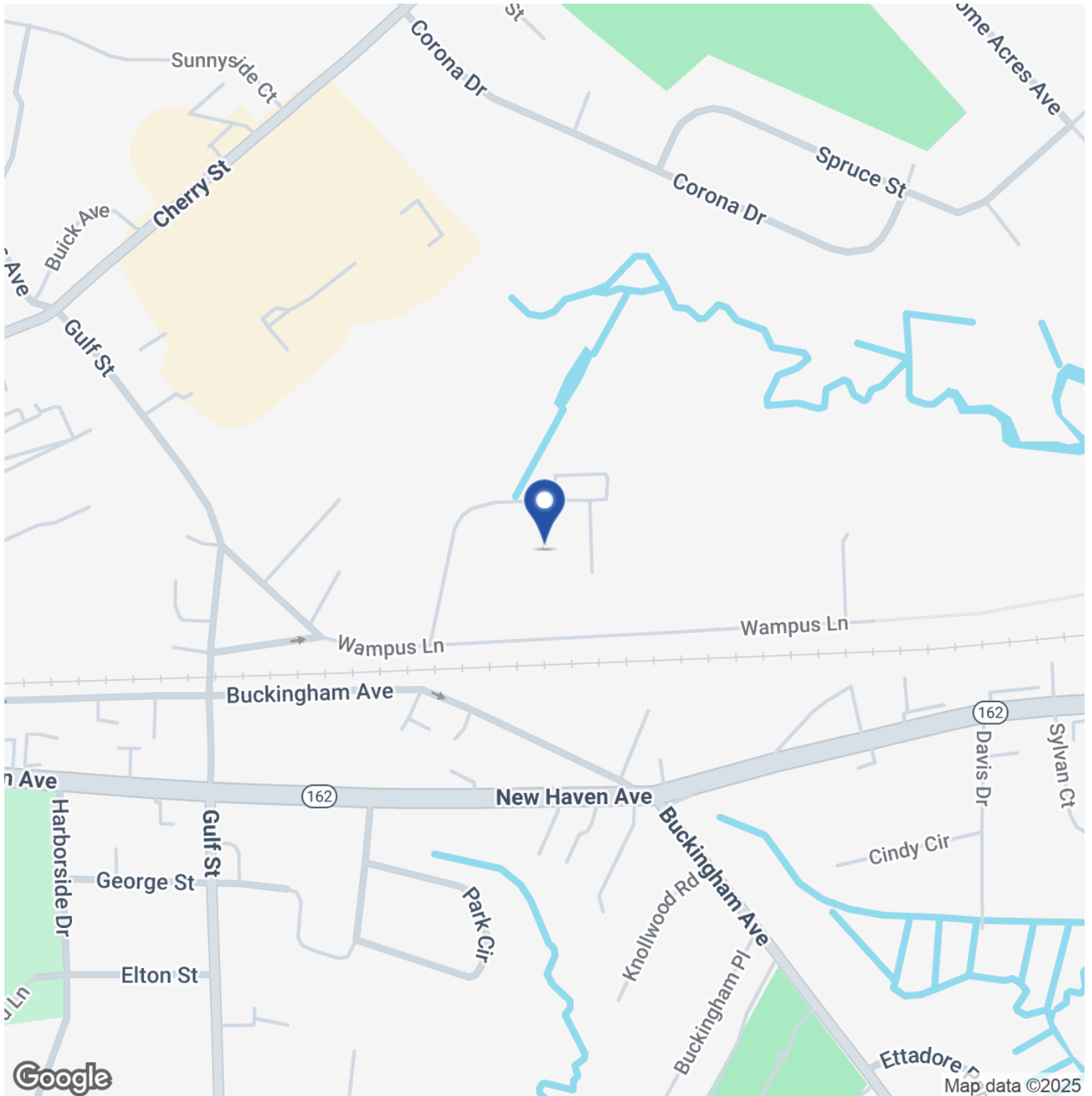
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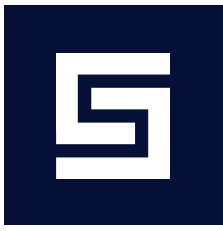
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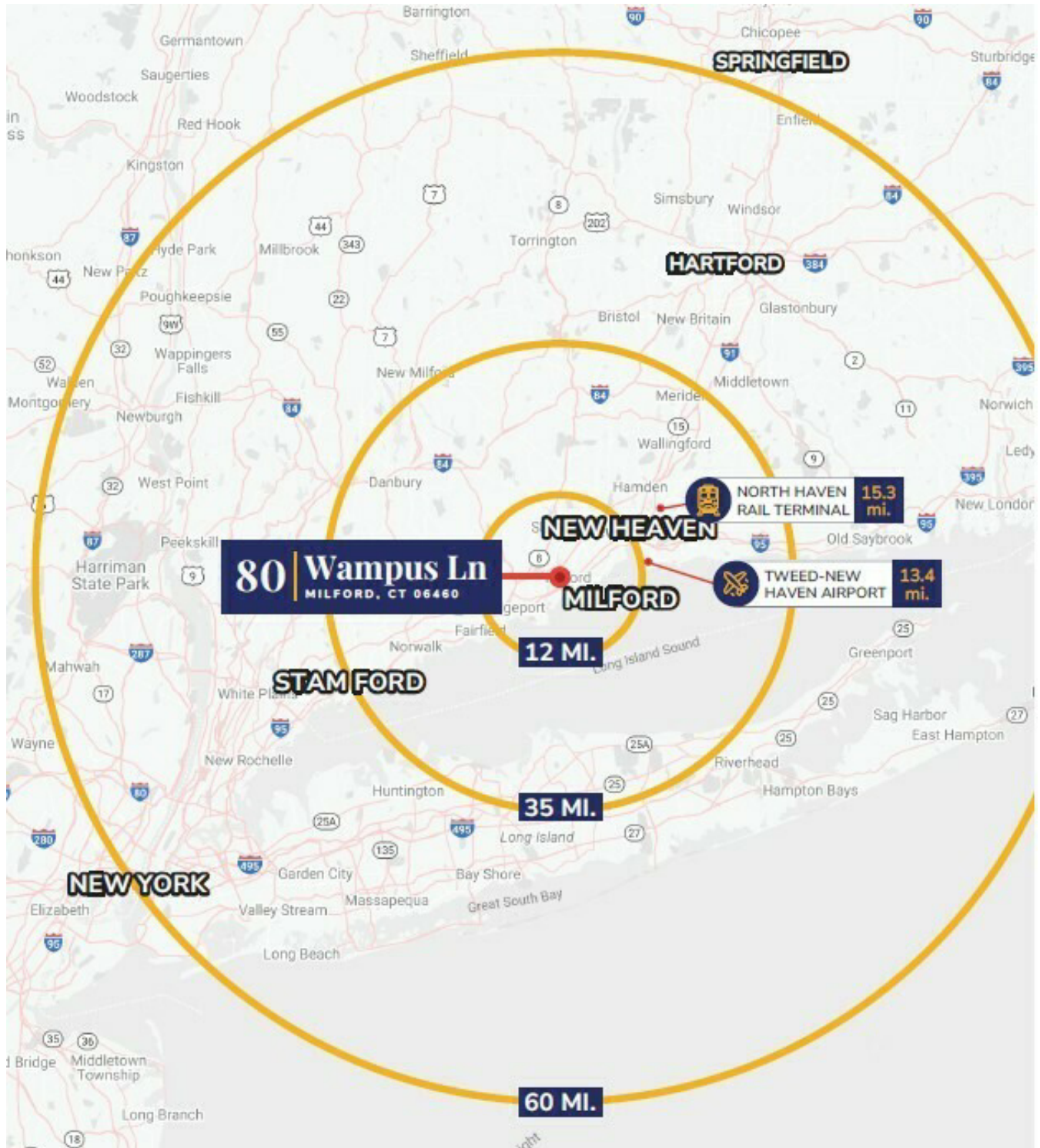
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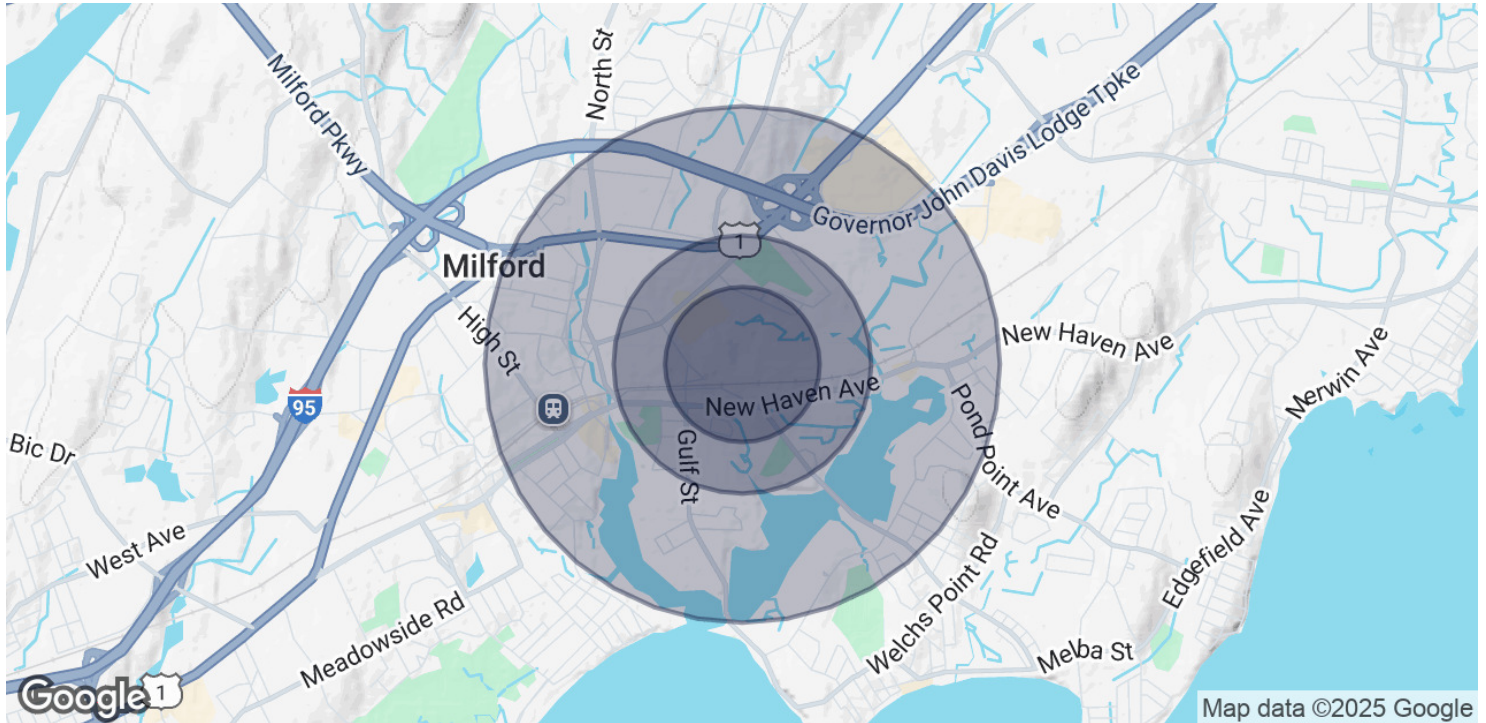
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	524	1,585	6,679
Average Age	44	44	45
Average Age (Male)	43	43	44
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	214	675	2,924
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$181,244	\$170,075	\$161,099
Average House Value	\$613,942	\$593,572	\$575,192

Demographics data derived from AlphaMap

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