

EXCLUSIVE OFFERING MEMORANDUM

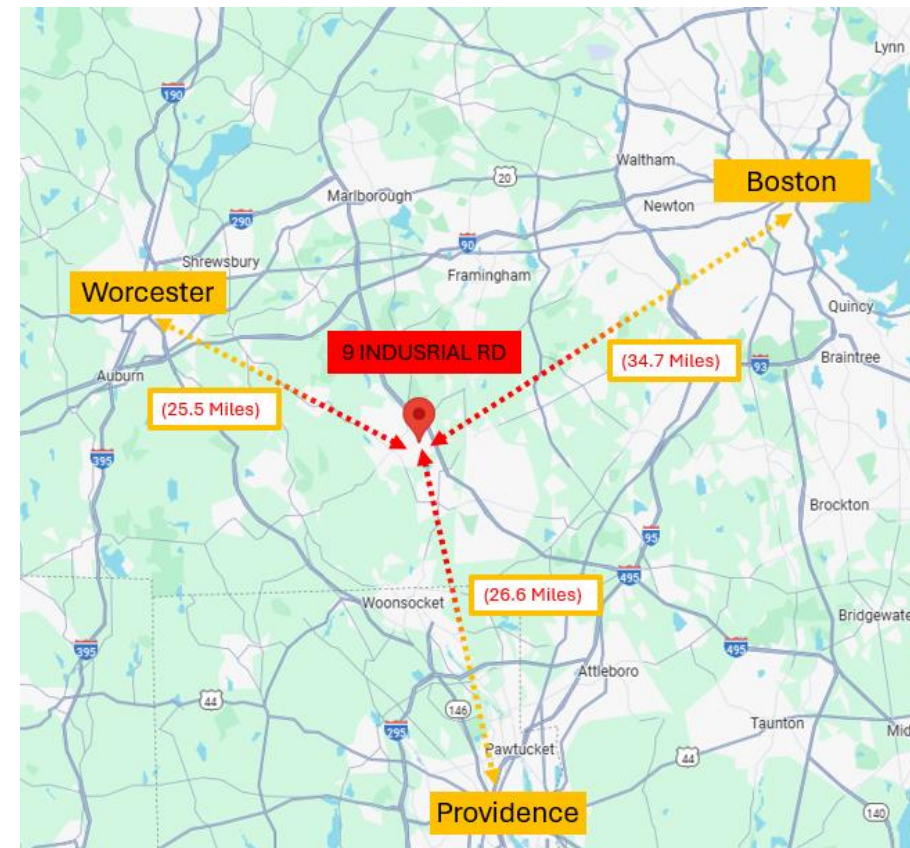
9 INDUSTRIAL ROAD  
MILFORD, MA







Ideally positioned multi-purpose commercial building minutes from I-495 and centered between critical cities of Boston, Worcester and Providence





# At a Glance

## Overview

This asset features 90,000 S/F of space with seven active tenants. Spaces are currently designated for flex, medical, and office use. Additionally, the property offers around 11,034 square feet of flex and medical space ready for retrofit, providing excellent potential for customization or expansion. This property is perfectly suited for investors or owner-occupiers seeking a versatile and income-generating asset in a prime location with opportunity for greater stabilization and equity.

## Diverse Demand

Strategically positioned between Boston, Worcester, and Providence. This central Massachusetts location offers outstanding accessibility and visibility in a region that has attracted leading national companies, including Amazon.

Immediately surrounded by major commercial properties measuring 347,012 SF and 167,999 SF, this area is a hub for growing demand in flex, medical and office space. Benefit from the strong economic drivers and the robust business environment that make Milford a sought-after address for innovative enterprises.

## Improvements

This asset has just been renovated thoroughly and updated throughout for modern appeal and functionality. This property boasts a brand-new roof, ensuring peace of mind and long-term value. Ten of Twelve restrooms have been fully renovated, featuring new quartz countertops, contemporary black fixtures, refinished tile walls, and high non-skid epoxy floors for safety and style.

The inviting lobby offers an outstanding first impression with its expansive Directory/TV, stunning new grand chandelier, updated light fixtures, and plush new carpet. The property's exterior has also been meticulously maintained, with refinished and repaired EIFS and Stucco. Lastly, an entirely new paint finish has been done, giving the building a new professional look.





# Site Plan





# Asset Overview

## Property Specifications

### SITE DESCRIPTION

<b>Property Address</b>	9 Industrial Road, Milford Ma 01757
<b>Land Area</b>	9.56 Acres (416,433.6 square feet)
<b>Zone Code</b>	(IB) Highway Industrial
<b>Square Footage</b>	90,000

### PERMITTED USES INCLUDE\*

Wholesaling, Manufacturing, Warehousing, Assisted Living Facility, Bulk Storage, Philanthropic Institutions, Religious Use, Commercial Recreation/Indoor, Business or Professional Offices, Business Incubators (non-retail), ATM (walk-up or drive-thru), Computer Tech, Electronic Data Storage, Life Sciences, Scientific Research, Animal Kennel or Hospital, Motor Vehicles Sales, Retail Sales or Services, Contractor Yards, Marijuana Facilities, etc.

\*Disclaimer: Some of the uses described above may be permissible only with Special Permit or further approval and or review from appropriate permitting Authorities Having Jurisdiction (AHJ). No representation is being made.





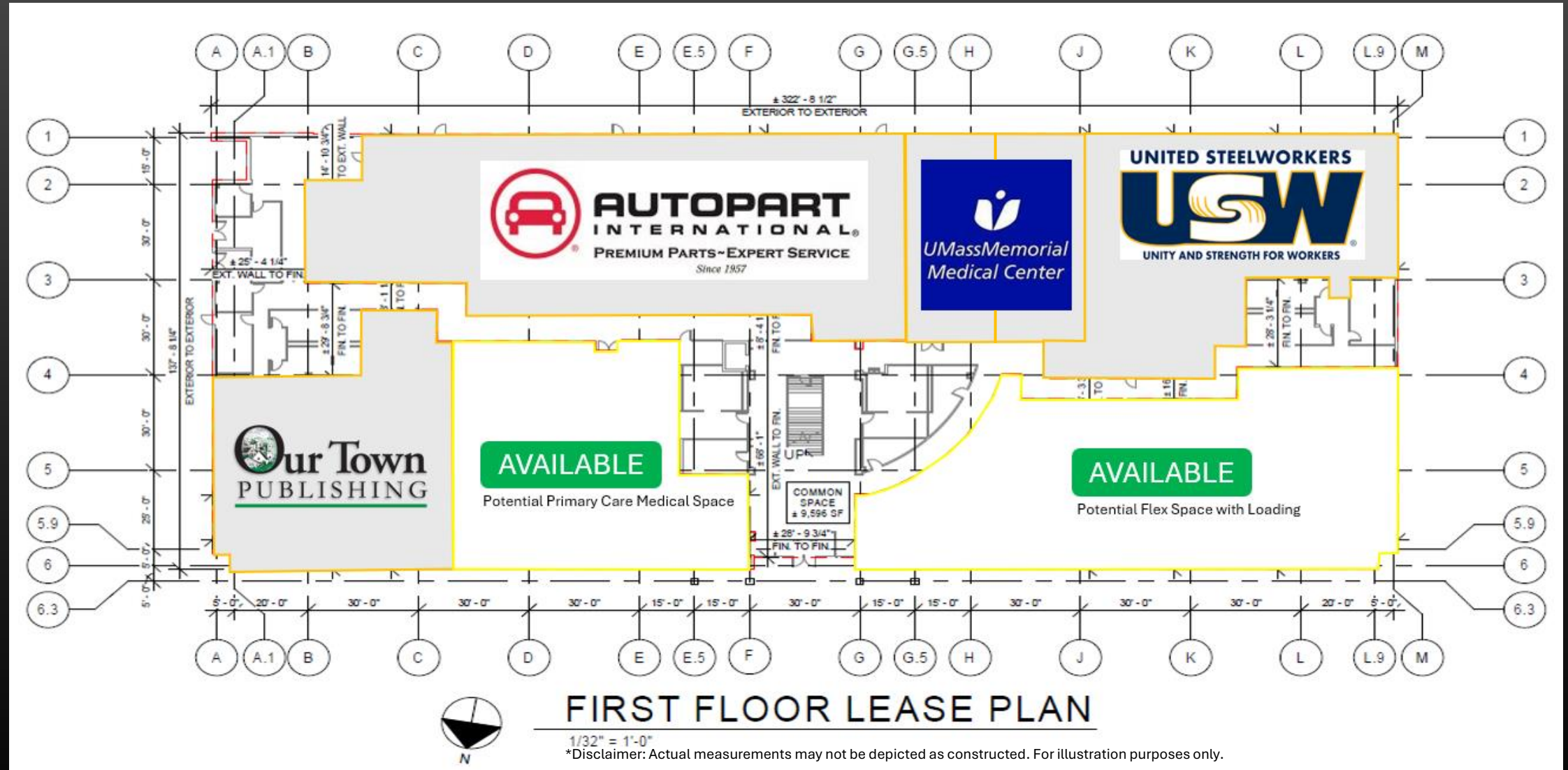
# Building Specifications

CONSTRUCTION		BUILDING SYSTEMS	
Structure	Steel Columns, Beams and Joists	Electric Service	1,600-amp, three-phase, four wire, 277/480-volt mains
Foundation	Concrete	Life Safety	Addressable Fire Alarm. Full Coverage wet-pipe sprinkler system
Facade	Painted EIFS, Commercial Glass, EIFS and, Concrete Block	Utilities	Electricity: National Grid
Roof	New Rubber Roof with Warrantee		Gas: National Grid
Windows	Office Front Glass		Water & Sewer: Town of Milford
Floor Covering	Concrete Slab, Carpet and Epoxy		
Ceilings	Drop Ceiling or Exposed		
Celling Height to Joist	Approximately 14'		
Parking	402		
Loading	(1) Common Loading Dock (1) Private at Grade		



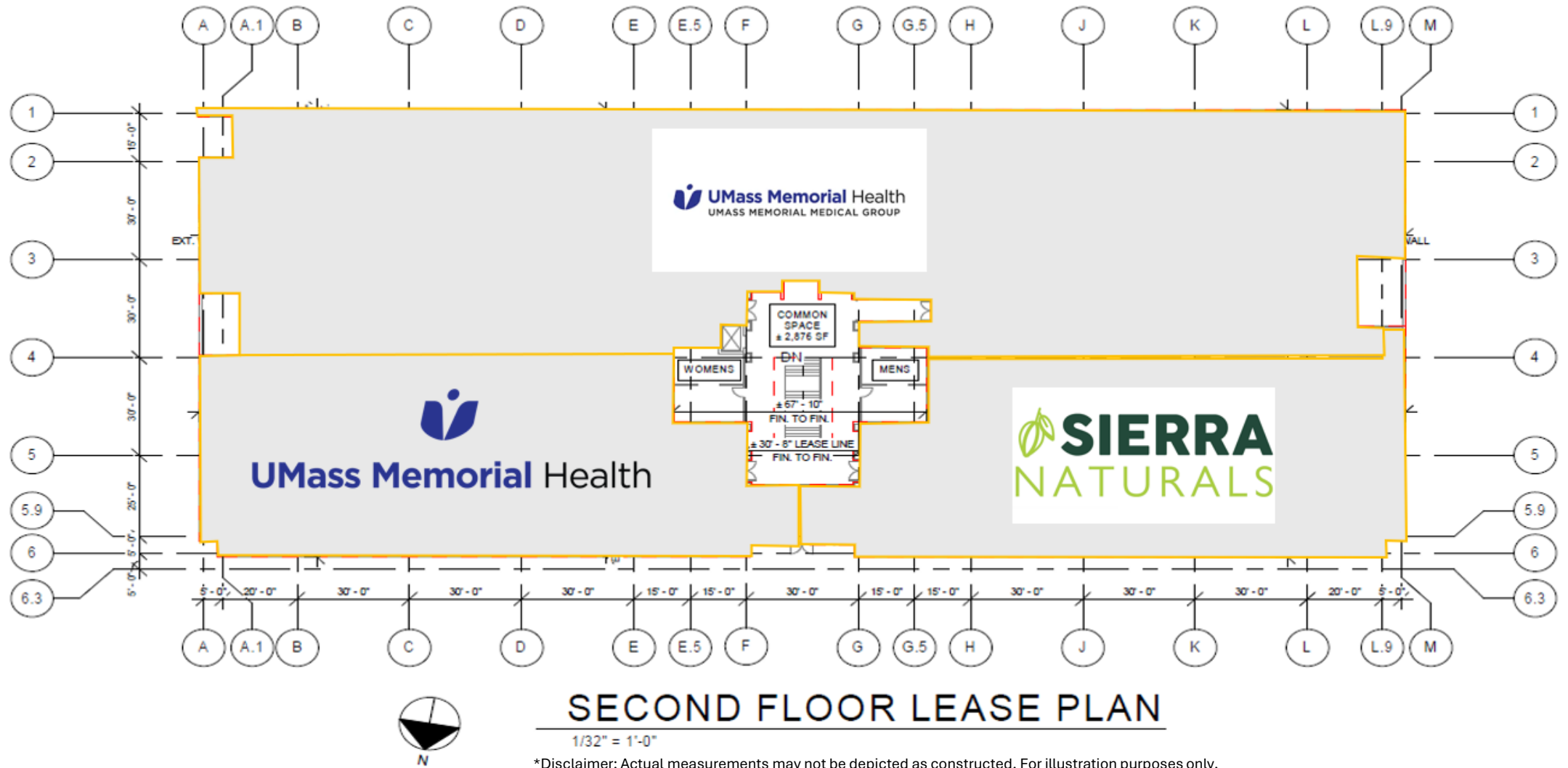


# 1<sup>st</sup> Floor Tenant Occupancy



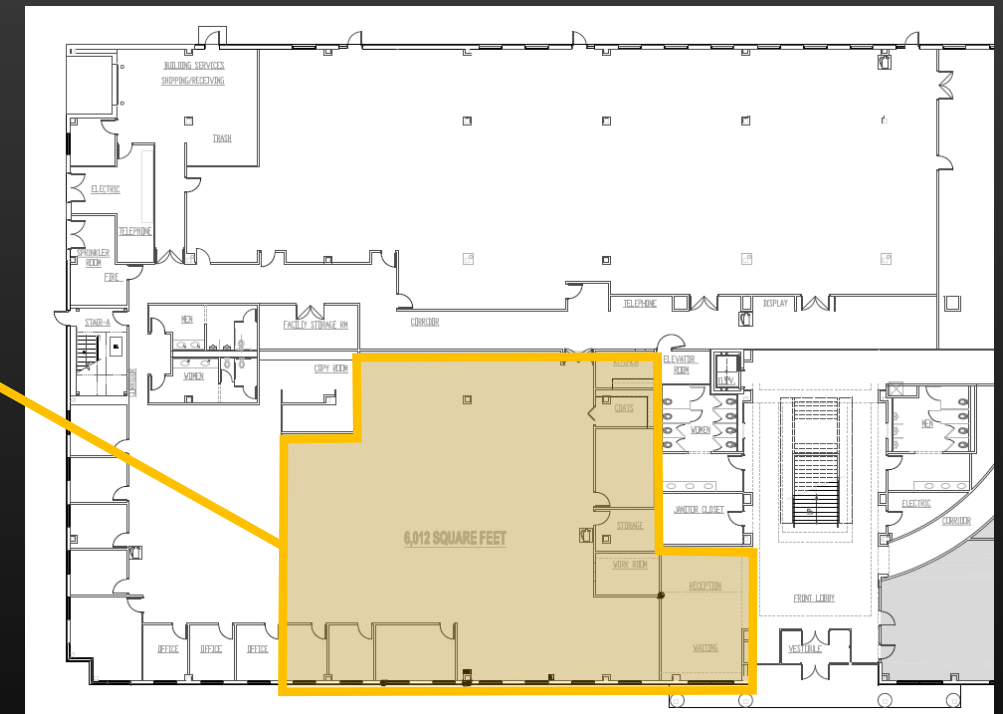
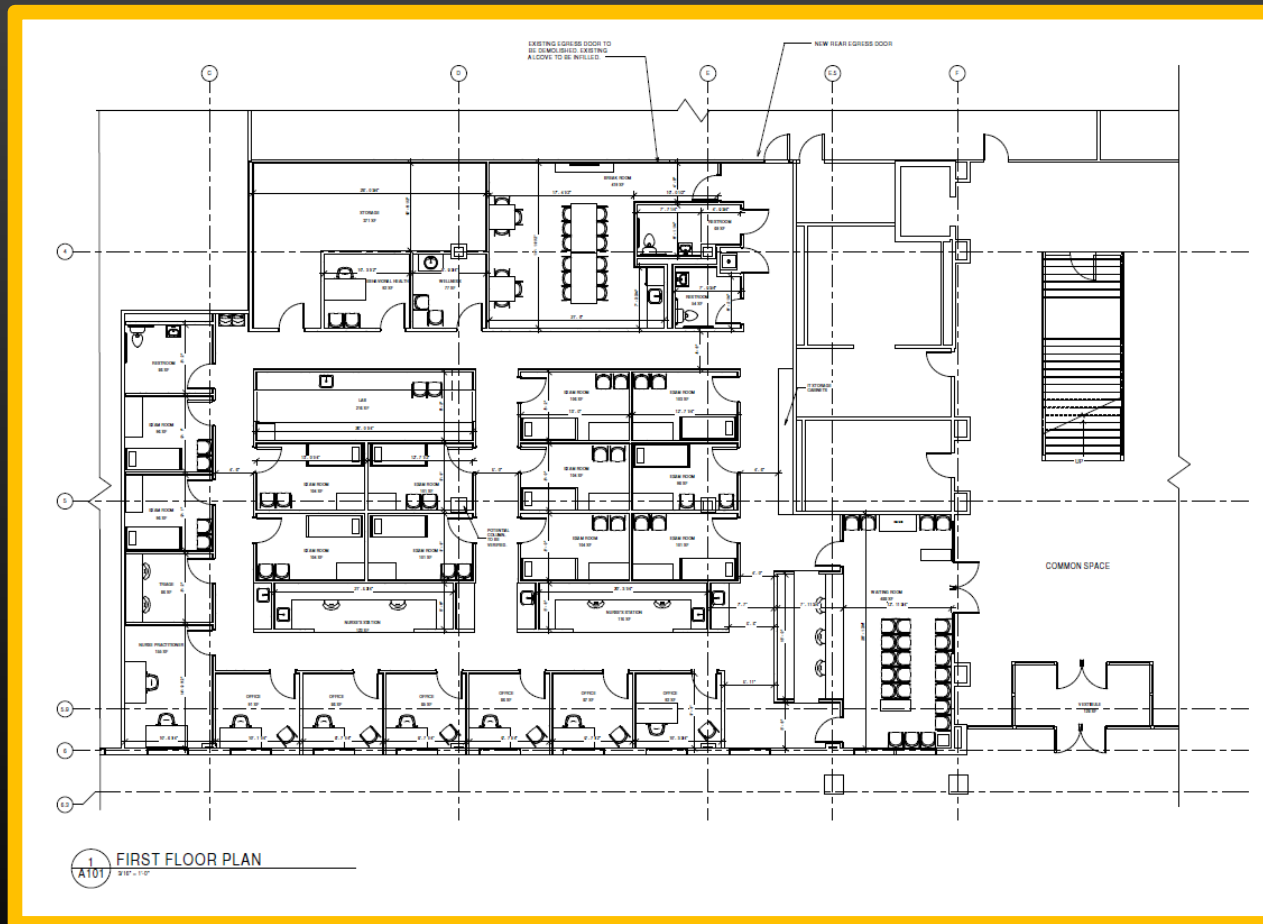


# 2<sup>nd</sup> Floor Tenant Occupancy



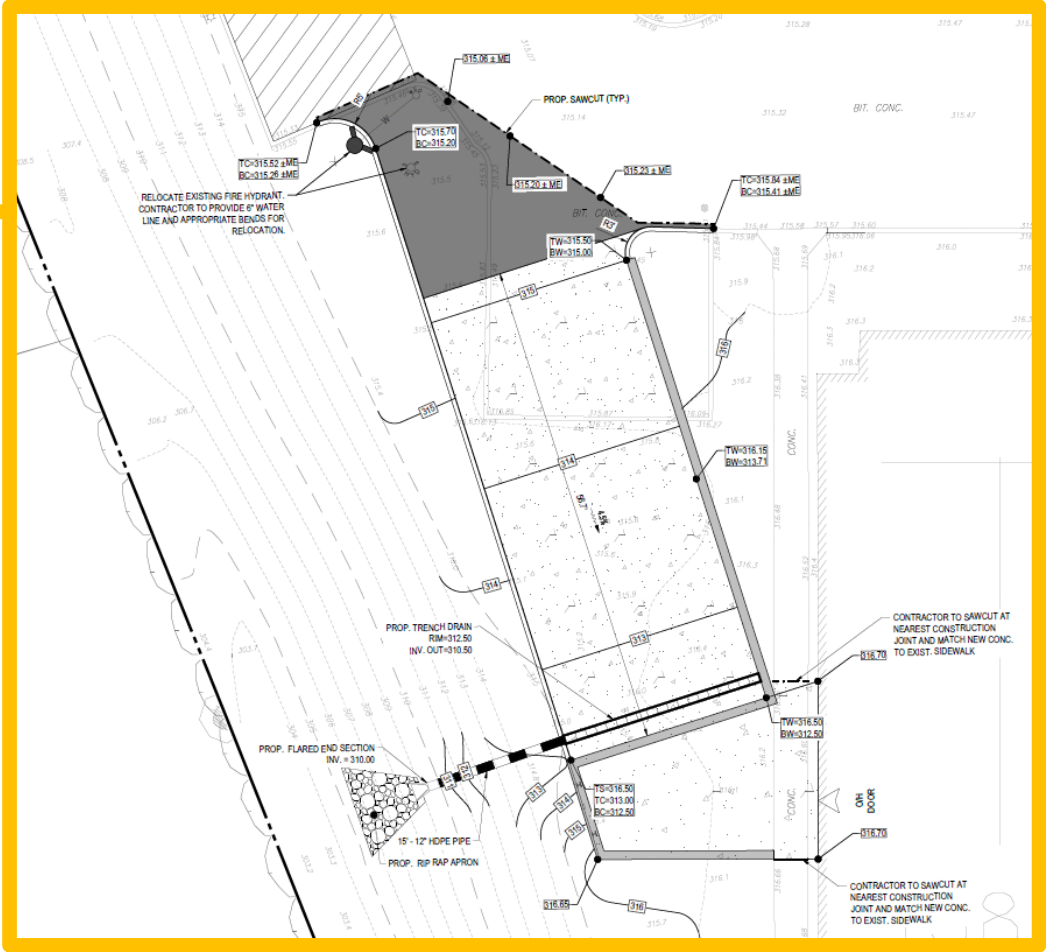
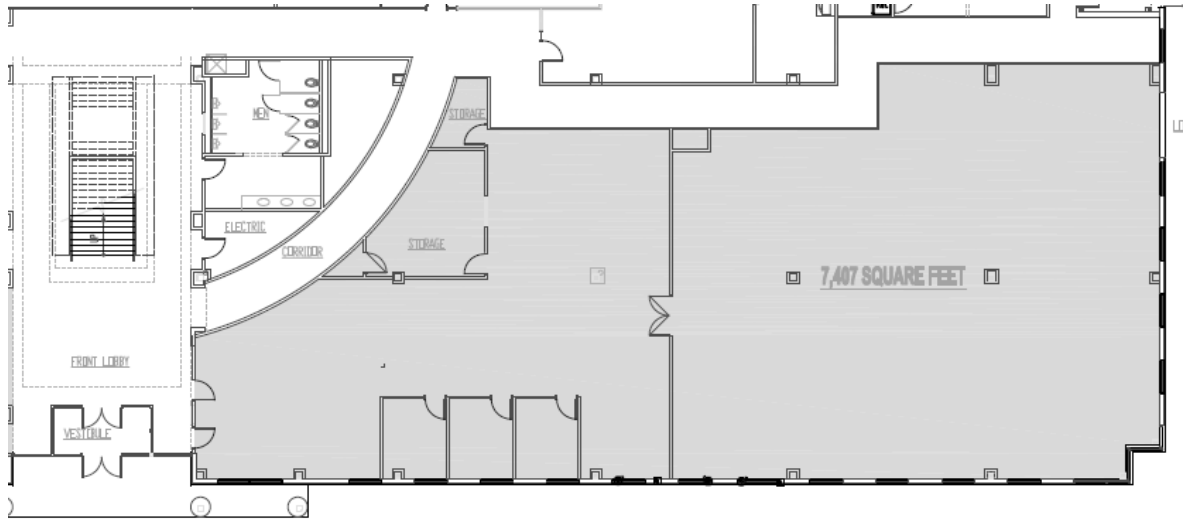


## Potential Primary Care Layout for Vacant Space





# Potential of Flex Space with additional Loading Dock





# Tenant Summary

Tenant	Square Footage (S/F)	Commencement	Lease Expiration	Options	Rent Escalation
<i>Autopart International</i>	8,857	08/1/2023	07/31/2028	(2) 5 Year	Annual (2%)
<i>UMass Memorial Healthcare Inc</i>	19,893	01/01/2016	09/30/2029	(3) 5 year	Yes, at execution of options
<i>UMass Memorial Healthcare Inc</i>	14,555	06/01/2020	09/30/2029	(3) 5 year	Yes, at execution of option
<i>UMass Memorial Healthcare Inc</i>	2,178	05/01/2025	04/30/2026	No	N/A
<i>UMass Memorial Healthcare Inc</i>	704	02/01/2025	04/30/2026	No	N/A
<i>Sira Natural</i>	10,536	04/01/2021	03/31/2026	No	N/A
<i>United Steel Workers</i>	5,353	09/01/2021	08/31/2026	No	N/A
Our Town Publishing	3,471	04/01/2025	03/31/2035	(2) 5 Year	Yes, at execution of options



# 9 INDUSTRIAL ROAD MILFORD, MA



Exclusively Marketed by Tariq Fayyad, LIC # 9628596-RE-B