

UP TO 140,995 SF

QUARRY PARK

196 E MAIN STREET, MILFORD, MA

**FLEX / R & D /
ADVANCED
MANUFACTURING**



**UNPARALLELED
MANUFACTURING &
WAREHOUSE FACILITY**



**HEAVY POWER
8,000 AMPS
@277/480V**



**MANUFACTURING
INFRASTRUCTURE IN
PLACE**



**3.00/1,000 SF
PARKING RATIO**



FULLY RENOVATED

HIGHLY ACCESSIBLE

AMENITY-RICH

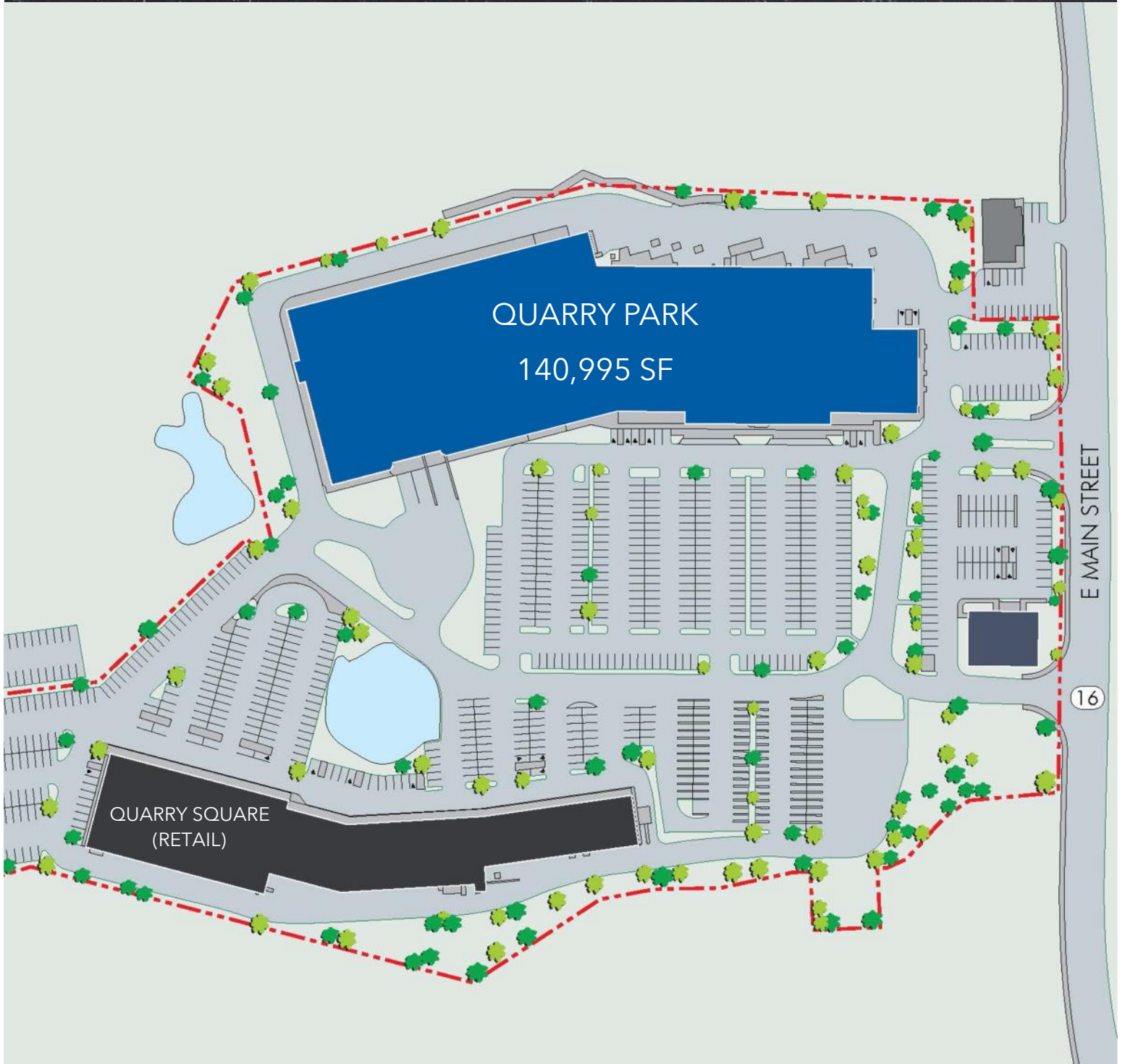
ABUNDANT POWER

Quarry Park is a 140,995 square foot, fully transformed high-tech manufacturing building. Located at 196 E Main Street in Milford MA, the property offers numerous advantages for your business. This state-of-the-art facility boasts ample power supply, robust infrastructure, and convenient access to major highways including I-495, the Mass Pike, and I-95, streamlining transportation and logistics.

This prime location also provides easy access to a plethora of amenities, ensuring a comfortable and productive work environment for your employees. This strategic move positions your business for growth and success in the competitive manufacturing landscape.



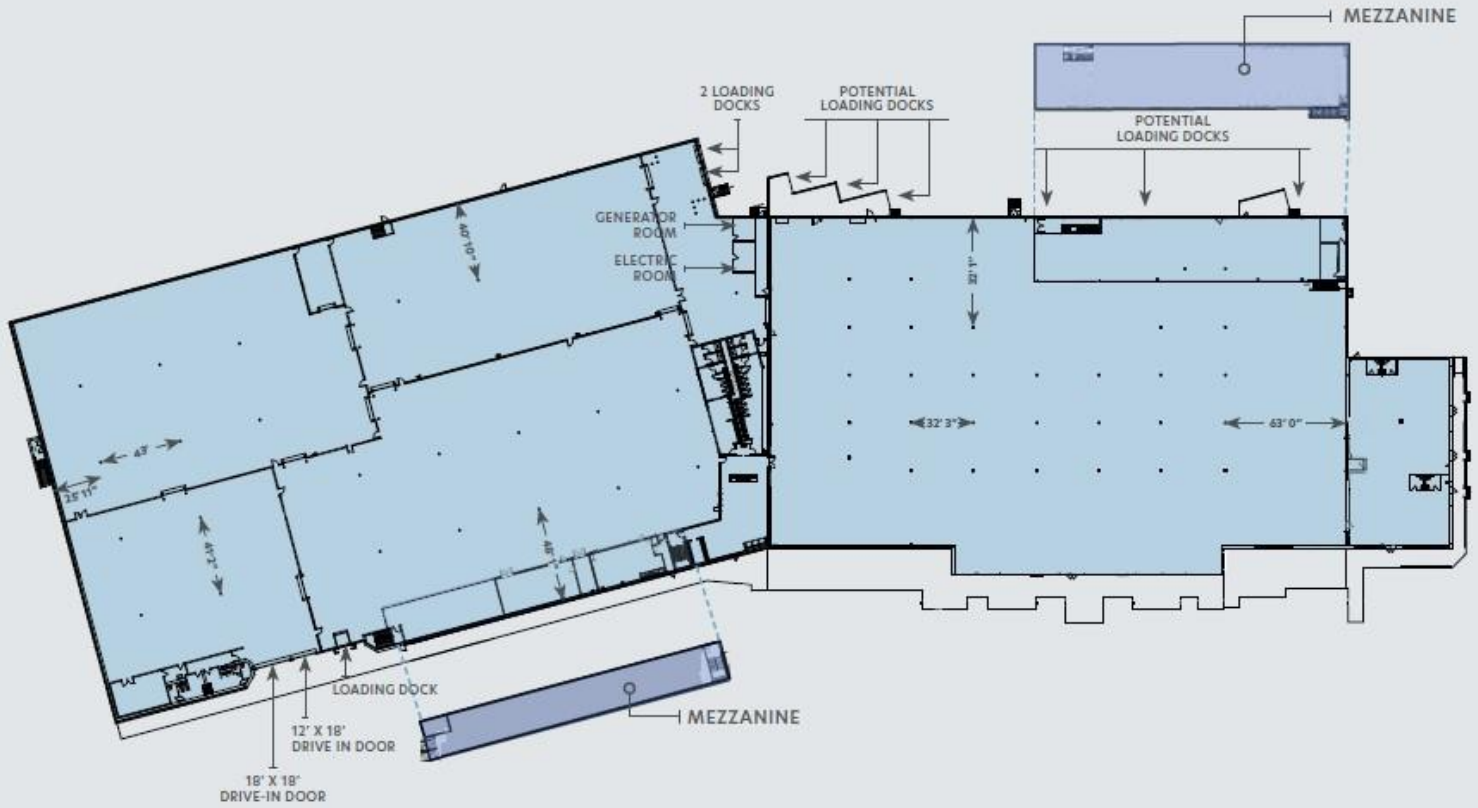
SITE PLAN



BUILDING SPECIFICATIONS

BUILDING SIZE	140,995 SF
AVAILABILITY	140,995 SF
CLEAR HEIGHT	18'5" - 20'3"
LOADING	Three (3) tailboard doors (with the ability to expand) Two (2) drive-in doors (18' x 18' and 12' x 18')
COLUMN SPACING	41'2" X 43' (varies)
YEAR BUILT	1986/2023
PARKING	3.00/1,000 SF
FOUNDATION	Slab on grade with 15,000 SF of 10" slab
ROOF	EPDM (Completed in 2022)
ELECTRICAL	8,000 amps, 277/480 volt (full building)
FIRE	Fully sprinklered, with fire alarm system
UTILITIES	
WATER/SEWER	Milford Municipal Water & Sewer
GAS	Eversource
ELECTRICITY	National Grid

FLOOR PLAN



HEAVY POWER DISTRIBUTION

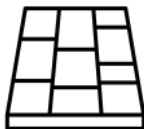
8,000 amps @ 277/480V



NEW DOCK LEVELERS



NEW ENTRANCES



**15,000 SF of
10" SLAB**



**DRIVE-IN CAPABILITY WITH
TRUCK COURT**



**EXPANDED PARKING
NEAR LOADING COURT**

NEARBY AMENITIES



NATIONAL RETAILERS



edible



QUARRY PARK

NEARBY AMENITIES



Stop & Shop



RESTAURANT & PUB





QUARRY PARK

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