

# FOR LEASE

80 Wampus Lane, Milford, CT 06460

UP TO 86,301± SF INDUSTRIAL SPACE AVAILABLE

LEASE RATE \$8.50/SF NNN

## HIGHLIGHTS

- 167,993± SF Industrial Building
- Multiple spaces available
- 500 Parking Spaces
- 7 Dock Doors
- 3 Drive-in Bays
- Less than 1 Mile to I-95
- Proximity to the Port of New Haven (11 Miles) and Tweed-New Haven Airport (14 Miles)

## CONTACTS

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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | ☎ (203) 315-4046  
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

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**UP TO 86,301± SF INDUSTRIAL SPACE**

## BUILDING INFORMATION

**GROSS BLD. AREA:** 167,993± SF

**AVAILABLE AREA:** 86,301± SF total

WAREHOUSE 1: 37,284± SF

WAREHOUSE 2: 34,310± SF

WAREHOUSE 3: 11,077± SF

OFFICE: 3,630± SF

**DRIVE-IN DOORS:** 3

**LOADING DOCKS:** 7

**CLEAR HEIGHT:** 14'

**COLUMN SPACING:** 30' x 30'

**CONSTRUCTION:** Steel, Masonry

**ROOF TYPE:** TPO (new roof in 2023)

**YEAR BUILT:** 1942, Renovated 2000

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central AC

**HEAT:** Gas

**SPRINKLERED:** Wet System

**ELECTRIC/POWER:**

WH 1 & 2: 400amp, 240V, 3PH

WH 3: 200amp, 240V, 3PH

Able to easily increase capacity if necessary

## SITE INFORMATION

**SITE AREA:** 9.24± Acres

**ZONING:** ID - Industrial

**PARKING:** 500 Spaces

**HWY ACCESS:** I-95, Exit 40

## UTILITIES

**SEWER/WATER:** Municipal

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$ 3,213,880

**MILL RATE:** 29.55

**TAXES:** \$94,916/year (\$0.56/SF)

## EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

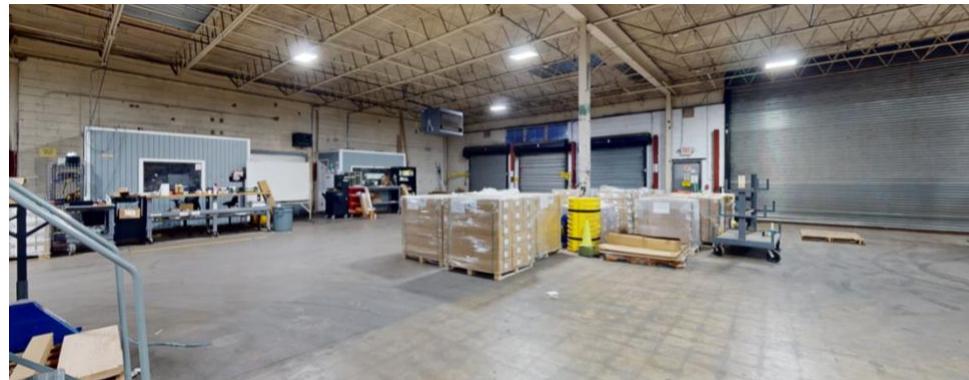
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