



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

80 Wampus Lane, Milford, CT 06460

UP TO 86,301± SF INDUSTRIAL SPACE AVAILABLE

LEASE RATE \$8.50/SF NNN

HIGHLIGHTS

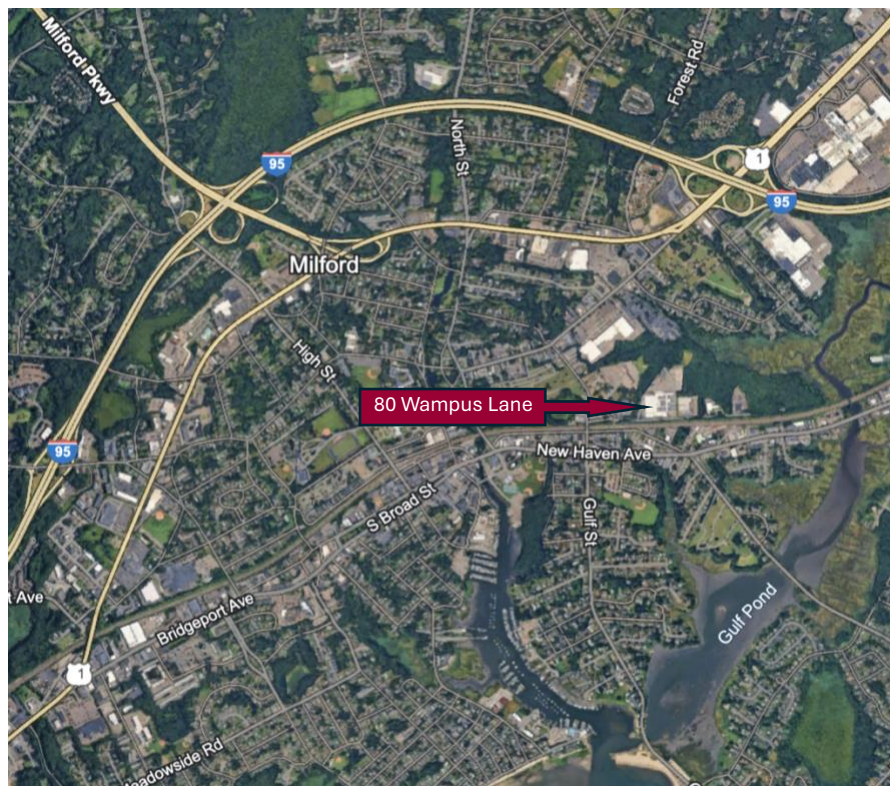
- 167,993± SF Industrial Building
- Multiple spaces available
- 500 Parking Spaces
- 7 Dock Doors
- 3 Drive-in Bays
- Less than 1 Mile to I-95
- Proximity to the Port of New Haven (11 Miles) and Tweed-New Haven Airport (14 Miles)

CONTACTS

Mark Berkowitz | (860) 761-6009
mberkowitz@orlcommercial.com

Will Braun | (203) 643-1008
wbraun@orlcommercial.com

J. Richard Lee | (203) 643-1006
rlee@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 2



FOR LEASE

LEASE RATE \$8.50/SF NNN

80 Wampus Lane, Milford, CT 06460

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

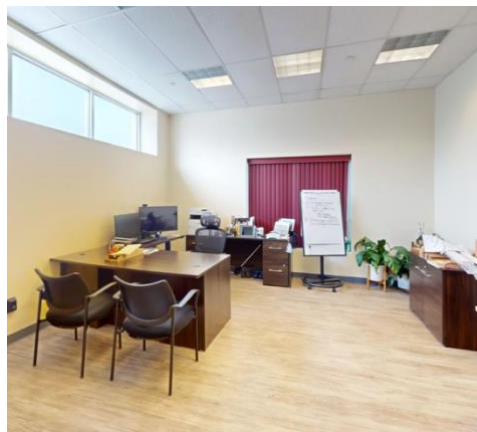
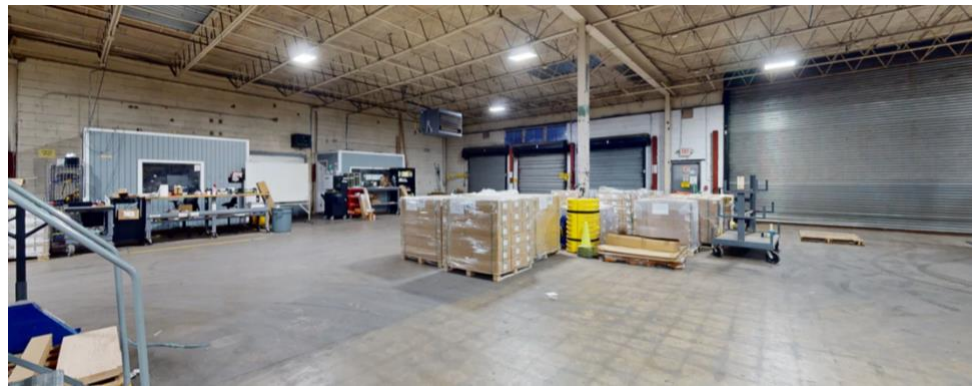
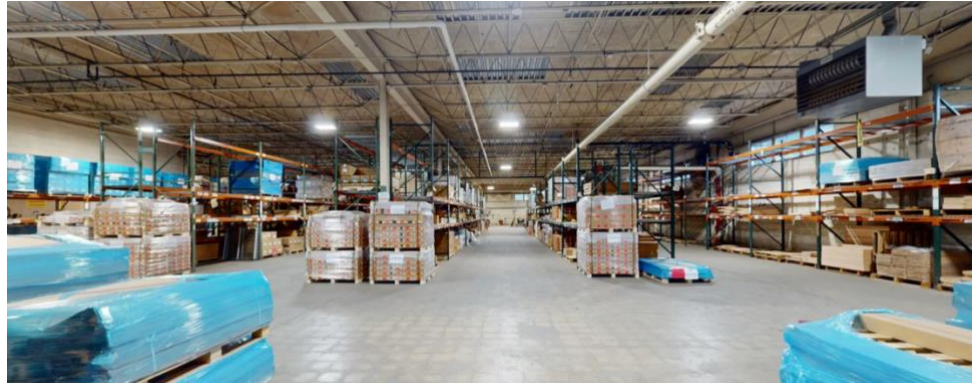
CONTACTS

Mark Berkowitz | (860) 761-6009

mberkowitz@orlcommercial.com

Will Braun | (203) 643-1008

wbraun@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 2 OF 2**