

# 500 BIC DRIVE

Milford, Connecticut



# 500 BIC DRIVE

Milford, Connecticut

## PRIME WAREHOUSE/INDUSTRIAL FACILITY

**LOCATION:** Immediately off I-95, Exit 35. Strategic location serving Fairfield and New Haven counties and the Tri State area.

**SITE AREA:** 39.74 Acres. Additional development rights.

**BUILDING SIZE:** 623,746 SF – 5 interconnected buildings.  
**UNITS DIVISIBLE TO 20,000 SF**

Building 1: 104,060 SF – 16' clear – 9 loading docks  
Building 2: 103,015 SF – 15' clear – 2 loading docks, 2 drive ins  
Building 3: 104,872 SF – 16' clear – 9 loading docks  
Building 4(FL 1): 122,504 SF – 28' clear – 17 loading docks  
Building 4(FL 2): 148,820 SF – 16' clear – 2 loading docks  
Office: 40,475 SF – includes full service cafeteria

**CEILING HEIGHTS:** 15' – 28' clear. Ceiling heights can be raised to suit tenant.

**LOADING:** 39 docks. Loading to suit.

**UTILITIES:** Separately metered

**HVAC:** Gas fired heat. 100% air conditioned.

**POWER:** Three 13,800 volt feeders

**SPRINKLERS:** Wet system

**AMENITIES:** 2 full service cafeterias.

**PARKING:** 585 spaces plus trailer parking

**ZONING:** Milford HDD. A broad range of warehouse, office, and manufacturing uses are permitted.



*For Additional Information Please Contact:*

Owner's Representative  
**JOSEPH COCI, III**  
Mountain Development Corp.  
1 Waterview Drive  
Shelton, CT 06484  
**OFFICE:** (203) 375-8287  
**MOBILE:** (203) 258-0236  
[jcoci@mountaindevelopment.com](mailto:jcoci@mountaindevelopment.com)



Mountain Development Corp.

