



**COLDWELL BANKER
COMMERCIAL**

SALE OR LEASE

1-2 BOSTON POST ROAD



PROPERTY FEATURES

- 1 Boston Post Rd: First Floor 10,874 SF
 - Lower Level 9,538 SF
- 2 Boston Post Rd: First Floor 2,220 SF
- Built 1990
- Total Land Area: 2.47 Acres 1 Boston Post Rd, 1.94 Acres
- 2 Boston Post Rd, 0.53 Acres
- Additional Land: 2.42 Acres - available on long term lease
- Location: Easy Access I-95 Exit 35 & 36
- Utilities: HVAC/Gas: HEAT
- Sprinkler System: Wet System
- Population: 51,207 within 3 miles
- Zone: ID-Industrial

Parking: 1 Boston Post Rd: 150 Spaces
2 Boston Post Rd: 48 Spaces



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1-2 BOSTON POST ROAD MILFORD, CT

ADDITIONAL PROPERTY FEATURES

Zone CDD-3 Uses:

**retail, commercial garage, gas station, vehicle repair
and/or service car wash, offices for business, restaurants**

Taxes

1 Boston Post Rd: \$47,721.88

2 Boston Post Rd: \$14,663.10

Overhead Doors: 3 Lower Level

Maintenance Garage - 14 repair service bays on the lower level

SALE PRICE \$4,750,000



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