



158 RESEARCH DRIVE, UNITS F-H-J, MILFORD

3 INDUSTRIAL UNITS

**\$750.00/MO
+ UTILITIES**

FOR LEASE: Industrial office/warehouse units, 800 SF each. One mile to Exit 40 off I-95. Landlord pays taxes, insurance, and CAM charges. These are 800 SF open units with a small office. \$750.00/month + utilities per 800 SF unit.

Present Use: Vacant

Potential Use: Warehouse, R&D, Light Mfg.

Directions: I-95, Exit 40 – south on Woodmont Road to Research Drive

<u>AVAILABILITY</u>	SF Available:	3,200 SF	Ceiling Height: 12'	Overhead Doors: 4	Minimum	800 SF
	SF Available Office:		Ceiling Height:	Truck Docks: None	Subdivide:	
<u>BUILDING INFORMATION</u>	Stories:	1		Overhead Doors: 4	Size: 6' x 8'	
	First Floor Area:	3,200 SF	Ceiling Height: 12'	Truck Dock(s): None	Size:	
	Second Floor Area:		Ceiling Height:	Year Built: 1988		
	Third Floor Area:		Ceiling Height:	Condition: Excellent		
	Other Floor Areas:		Ceiling Height:	Construction Type: Wood Frame & Brick		
	Office Area:	1,000 SF		Roof: Asphalt Shingle		
	Total Floor Area:	3,200 SF		Lin. Ft. Clear Span: 20'		
<u>LAND</u>	Lot(s):	1		Frontage:	200'	
	Area SF:	43,000 SF +/-		Depth:	215'	
	Acres:	2		% Land Coverage:		
	Parking:	Ample		% Building Coverage Permitted:		
	Zoning:	HI		Condition of site:	Level	
	Restrictions/Easements: Subject to rights of other tenants					
<u>Utilities</u>	<u>Mechanical Equipment</u>			<u>Assessment</u>		<u>Transportation</u>
Water: City	Elevator Size:	None	Land:		Bus Service:	Yes
Gas: Yes	Heating:	Gas Hot Air	Building:		Distance:	Street
Volts: 220	Air Conditioning:	Full	Total:		Turnpike:	I-95
Amps: 100	Sprinkler:	No	Mills:		Exit:	40
Phase: 3	Other Equipment:	None	Taxes:	\$1.07/SF		
Sewer: Yes			A/S:	70%		

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

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