



# SALE OR LEASE 1 BOSTON POST ROAD



## 1 BOSTON POST ROAD MILFORD, CT

## PROPERTY FEATURES

- ✓ **First Floor: 10,874 SF**
- ✓ **Lower Level: 9,538 SF**
- ✓ **Built 1990**
- ✓ **Population: 51,207 within 3 miles**
- ✓ **Land Area: 1.94 Acres**

- ✓ **Location: Exit 35 off I-95**
- ✓ **Utilities: HVAC/Gas: HEAT**
- ✓ **Sprinkler System: Wet System**
- ✓ **Zone: ID-Industrial**
- ✓ **Parking: 150 Spaces**

**SALE PRICE \$3,600,000**



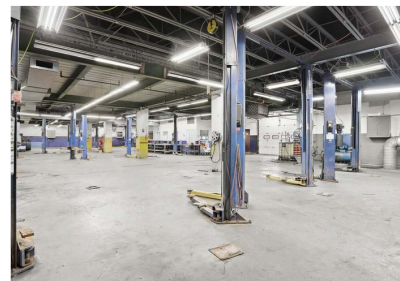
**Chris O'Hara**  
cohara@coldwellbanker.com  
www.cbcworldwide.com

Coldwell Banker Commercial NRT

**Office: 203-831-4187**  
**Cell: 203-257-0032**  
**Fax: 203-831-4192**



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## PROPERTY FEATURES

- ✓ Taxes \$47,721
- ✓ Three overhead doors
- ✓ Maintenance Garage - 14 repair service bays on the lower level

- ✓ Zone CDD-3 Uses: retail, commercial garage, gas station, vehicle repair and/or service car wash, offices for business, restaurants

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