

215 PEPES FARM ROAD MILFORD, CT 06460



Clean Industrial Space Minutes to I-95 for Lease at \$4,400/Month Gross + Utilities

Angel Commercial, LLC, as the exclusive broker, is offering **± 5,200 SF** of clean industrial space for lease at **215 Pepes Farm Road in Milford, Connecticut**, at **\$4,400/Month Gross + Utilities**. Situated on a 3.18-acre lot in a Light Industrial (LI) Zone, the property features two freestanding industrial flex buildings totaling 12,000 SF and 24,000 SF, with abundant on-site parking and prominent street signage. The available space is located at the rear of the street-facing building and includes a warehouse with ceiling fans, concrete floors and a 12' ceiling height, three carpeted air-conditioned private offices, and a private restroom. It is well-equipped with one loading dock and two drive-in doors, making it ideal for a variety of industrial, warehouse, and commercial uses.

The location offers excellent accessibility just 1.4 miles from I-95 (Exit 40) and 4.8 miles from the Merritt Parkway (Exit 37), while also being close to key transportation hubs such as the Milford Train Station (2.6 miles), Tweed New Haven Airport (11.9 miles), and Sikorsky Memorial Airport (11.9 miles). In addition to convenient highway access, the property is surrounded by major retail and service destinations, including the Connecticut Post Mall—the largest mall in the state at over 1.3 million square feet—anchored by Macy's, Target, Boscov's, Dick's Sporting Goods, and LA Fitness. Nearby amenities also include Walmart, HomeGoods, Lowe's, Cracker Barrel, Hilton Garden Inn, Holiday Inn Express, and M&T Bank, ensuring a vibrant business environment and convenience for employees and clients alike.

This versatile industrial space in Milford provides a strategic location, modern infrastructure, and strong regional connectivity—an exceptional opportunity for companies seeking high-quality space for industrial, commercial, or distribution needs.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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FINANCIAL INFORMATION

Lease Rate: \$4,400/Month Gross + Utilities

THE SITE

Space Available: ± 5,200 SF

Total Building Size: 12,000 SF + 24,000 SF

Building Type: Industrial Flex

Land: 3.18 Acres

Zoning: Light Industrial (LI)

Year Built: 1985

Construction: Brick, Masonry

Stories: One

Tenancy: Multiple

FEATURES

Parking: In Common

Loading: One 10' H × 8' W Loading Dock and Two Drive-in Doors (One 10' H × 8' W & One 10' H × 10' W)

Ceiling Height: 12' (Warehouse)

Amenities: Signage, Handicap Accessible, Private Restroom, Ceiling Fans

UTILITIES

Water/Sewer: City/City

A/C: Central Air Conditioning (Office Only)

Heating: Gas

DEMOGRAPHICS

3 MILES

5 MILES

Population: 67.1k

162k

Median HH Income: \$154.6k

\$97.3k

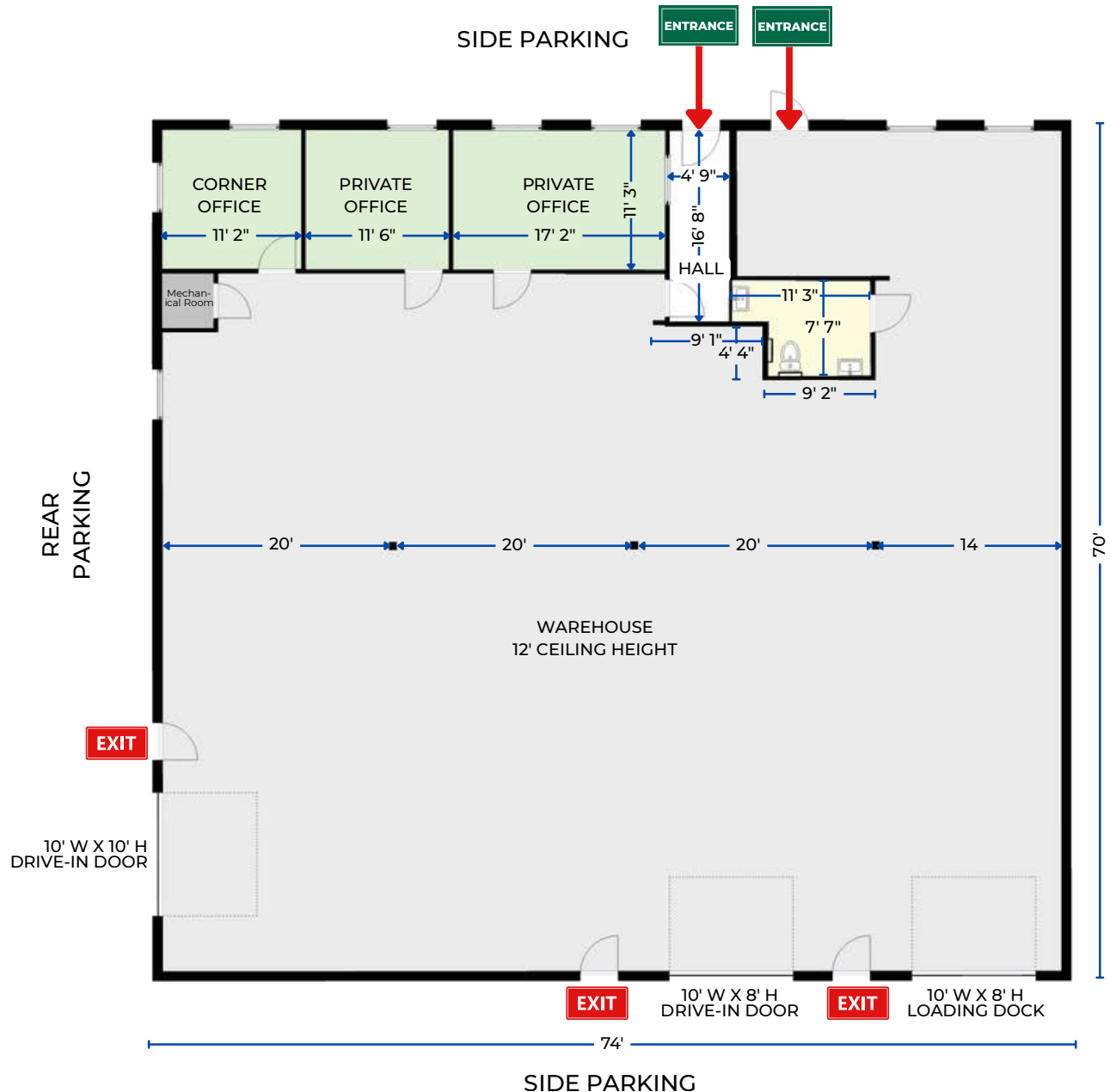


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FLOOR PLAN: ±5,200 SF



NOT TO EXACT SCALE:
MEASUREMENTS ARE APPROXIMATE

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