

215 PEPES FARM ROAD

MILFORD, CT
06460



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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BROKER

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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.

FINANCIAL INFORMATION

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



PRIME LOCATION WITH PROXIMITY TO AMENITIES



Near restaurants, retail stores,
banks, and fitness gyms



1.4 Miles from I-95 (Exit 40 -
Woodmont Road) and 2.6 miles
from the Milford Train Station



MODERN INDUSTRIAL FLEX SPACE

 $\pm 5,200$ SF

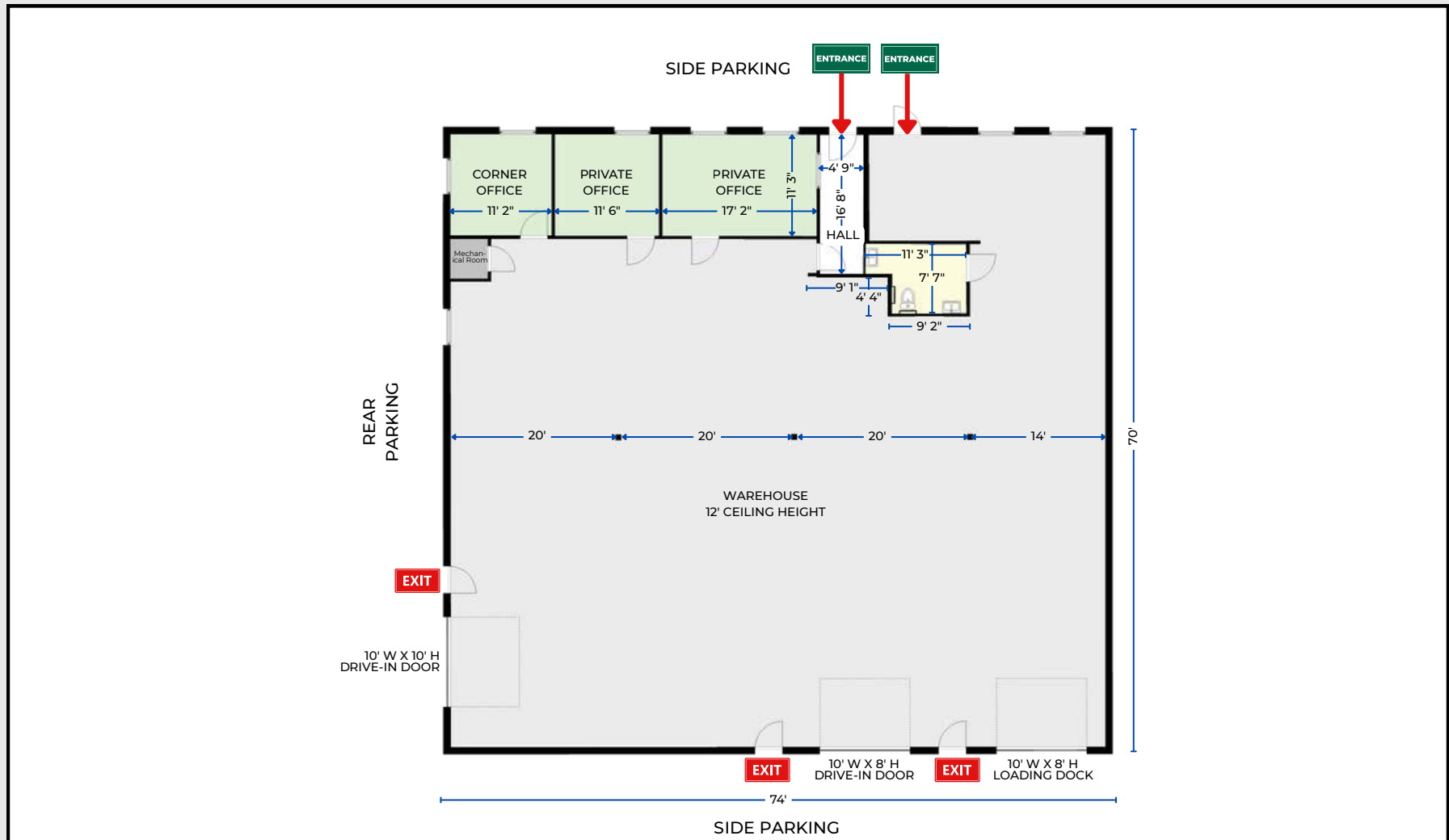
 Prominent
Signage

 Parking
In Common

 One Loading Dock &
Two Drive-In Doors

FLOOR PLAN

± 5,200 SF



NOT TO EXACT SCALE: MEASUREMENTS ARE APPROXIMATE

PROMINENT SIGNAGE



DRIVE-IN DOOR & LOADING DOCK



BACK CORNER OF BUILDING



CEILING FANS IN WAREHOUSE



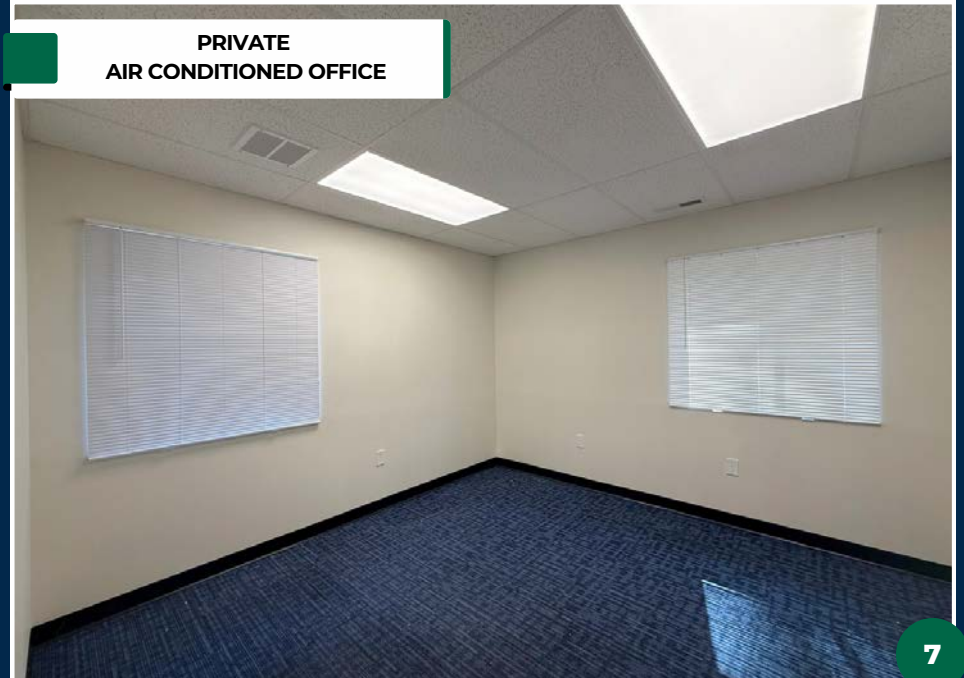
**PRIVATE
AIR CONDITIONED OFFICE**



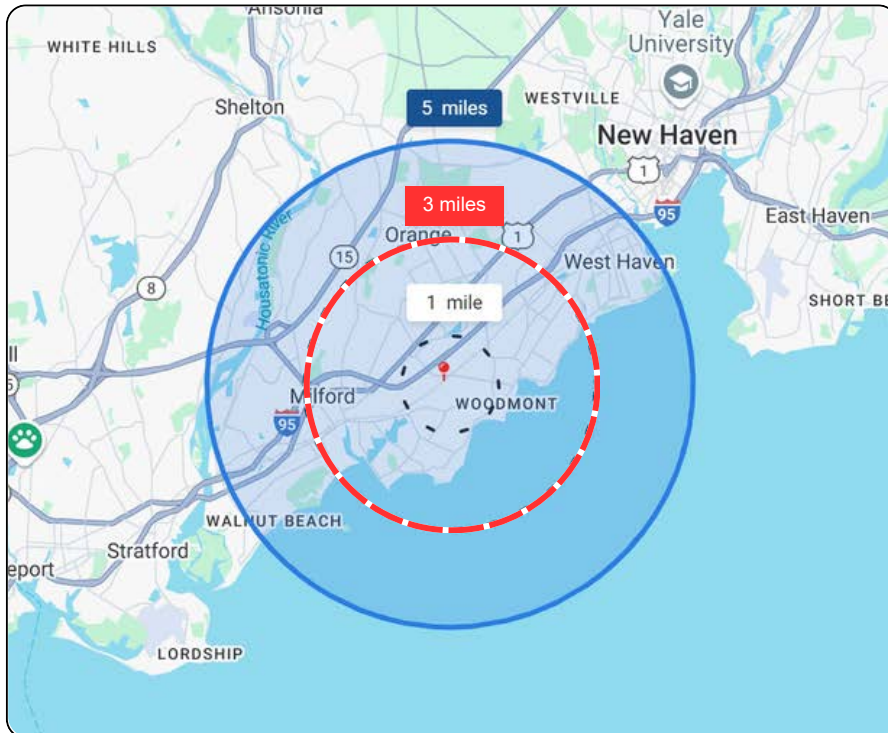
**12' CEILING HEIGHT IN
WAREHOUSE**



**PRIVATE
AIR CONDITIONED OFFICE**



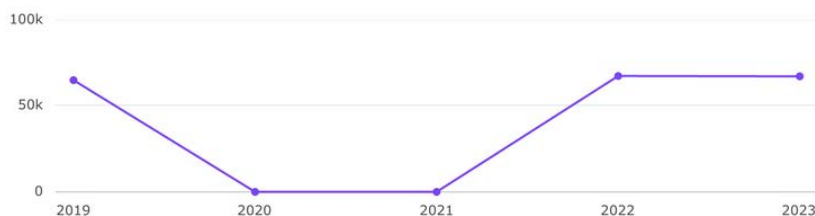
DEMOGRAPHICS: THREE MILES



Population

67.1k

0% Compared to 67.3k in 2022
 ↑ 3% Compared to 64.9k in 2019



Household Income

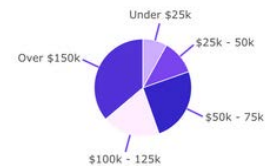
\$114.3k

Median Income

\$125.4k

2028 Estimate

↑ 10%
Growth Rate



Age Demographics

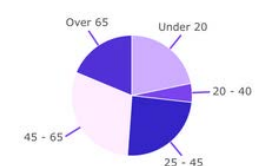
45

Median Age

48

2028 Estimate

↑ 6%
Growth Rate



Housing Occupancy Ratio

13:1

19:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:3

1:4 predicted by 2028

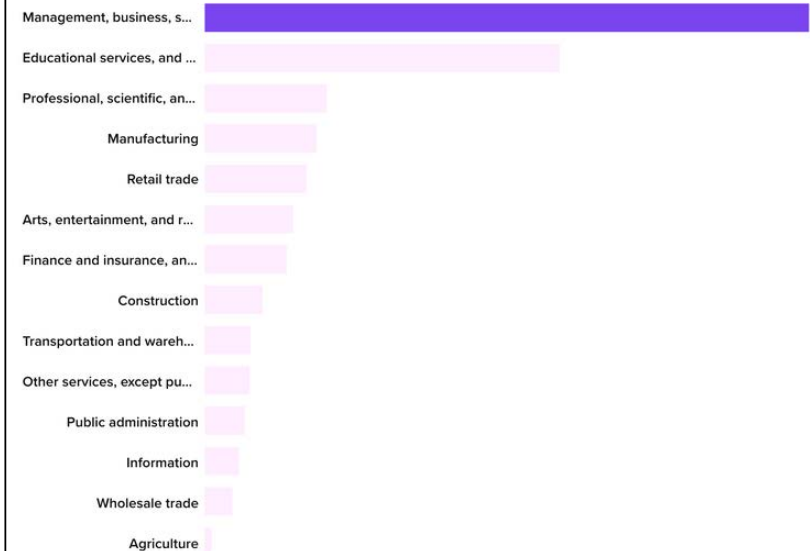
Renters

Homeowner

Number of Employees

15.7k

Top Employment Categories



NEXT STEPS

215 PEPES FARM ROAD
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VIEW ZONING
REGULATIONS



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CALL BROKER

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