

200 CASCADE BOULEVARD
MILFORD, CT
06460



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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Industrial/Flex Space with Excellent I-95 Access for Sublease at \$13/SF Gross + Utilities



Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present **8,000 SF** of **industrial/flex space** at **200 Cascade Boulevard in Milford, Connecticut**, available for sublease at **\$13/SF Gross + Utilities**. This unit offers an exceptional opportunity to occupy versatile industrial space on a quiet side street with optimal truck access. The current term extends through **July 31, 2030**, with the possibility of an extension subject to landlord approval.

Zoned **Industrial (ID)**, the site is perfectly suited for warehousing, distribution, light manufacturing, high-volume storage, and wholesale operations.

SPACE & BUILDING HIGHLIGHTS

- **Flexible Layout:** The **8,000 SF** unit features **5,100 SF of open warehouse space** with a **private restroom**, and **2,900 SF of air-conditioned, adaptable flex space, both with a 16' 7" ceiling height (to steel)**.
- **Loading & Access:** The loading area accommodates tractor-trailers of all sizes and is equipped with one **8' W x 10' H loading dock** (featuring bumpers and a leveler) and one **12' W x 14' H drive-in door with a ramp**. Additionally, the warehouse has one dedicated entry door, while the flex space features two front-facing entry doors.
- **Unit Amenities:** The unit features a wet sprinkler system, an ADT Video security system, signage, and heavy power.
- **Corporate Neighbors:** Join a strong roster of existing tenants, including Cardiopulmonary Corporation (Bernoulli Enterprise Inc.), Clarke Brothers Inc., Engineered Inserts & Systems Inc. (EIS), and Solar City. Companies nearby include Athletic Brewing Company, a large Anheuser-Busch distributor, PEZ, and Dooney & Bourke.

STRATEGIC LOCATION & ACCESSIBILITY

Centrally located with excellent transit connectivity, **200 Cascade Boulevard** is situated **less than one mile from the I-95 Exit 41 off-ramps**. The property caters well to commuters and distribution routes, located just **3.8 miles from the West Haven Train Station** and **6.3 miles from the Milford Train Station**.

Additionally, the site offers excellent proximity to everyday amenities and major retailers, including Lowe's Home Improvement, Trader Joe's, Whole Foods Market, Costco Wholesale, Dunkin', and Starbucks..

With its functional layout, loading access, and flexible industrial zoning, this space presents a compelling opportunity for tenants seeking a well-positioned warehouse facility.

Property Details & Parcel Map

FINANCIAL DETAILS

Sublease Rate:	\$13/SF Gross + Utilities
Lease Expiration Date:	July 31, 2030

THE SITE

Space Available:	8,000 SF
Total Building Size:	43,293 SF
Building Type:	Industrial/Flex
Land:	3.07 Acres
Zoning:	Industrial (ID)
Year Built:	1989
Construction:	Concrete, Cinder Block
Stories:	One
Tenancy:	Multiple

FEATURES

Parking:	9 Dedicated Spaces
Loading:	One 8' W x 10' H Loading Dock with Bumpers and Leveler, One 12' W x 14' H Drive-In Door with Ramp
Ceiling Height:	16' 7" (to Steel)
Amenities:	Wet Sprinkler System, ADT Video Security System (Monitoring Available), Signage

UTILITIES

Water/Sewer:	Public Water / Public Sewer
A/C:	Partial Central Air Conditioning
Heating:	Gas
Power:	480-volt, 3-Phase Power





WELL-EQUIPPED INDUSTRIAL/FLEX SPACE



8,000 SF
Industrial/Flex Space



Loading Dock
with Leveler



Drive-In
Door



Partial Central
Air Conditioning



Wet Sprinkler
System



480-volt,
3-Phase Power



MINUTES TO I-95, TRAIN STATION AND AMENITIES



MORNING FUEL
Dunkin' & Starbucks



DAILY ERRANDS
Trader Joe's Whole Foods & Costco Wholesale



QUICK BITES
McDonald's, Wendy's & Kentucky Fried Chicken



FITNESS
CrossFit Milford, LA Fitness & The Edge Fitness Club

FLOOR PLAN

8,000 SF

NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

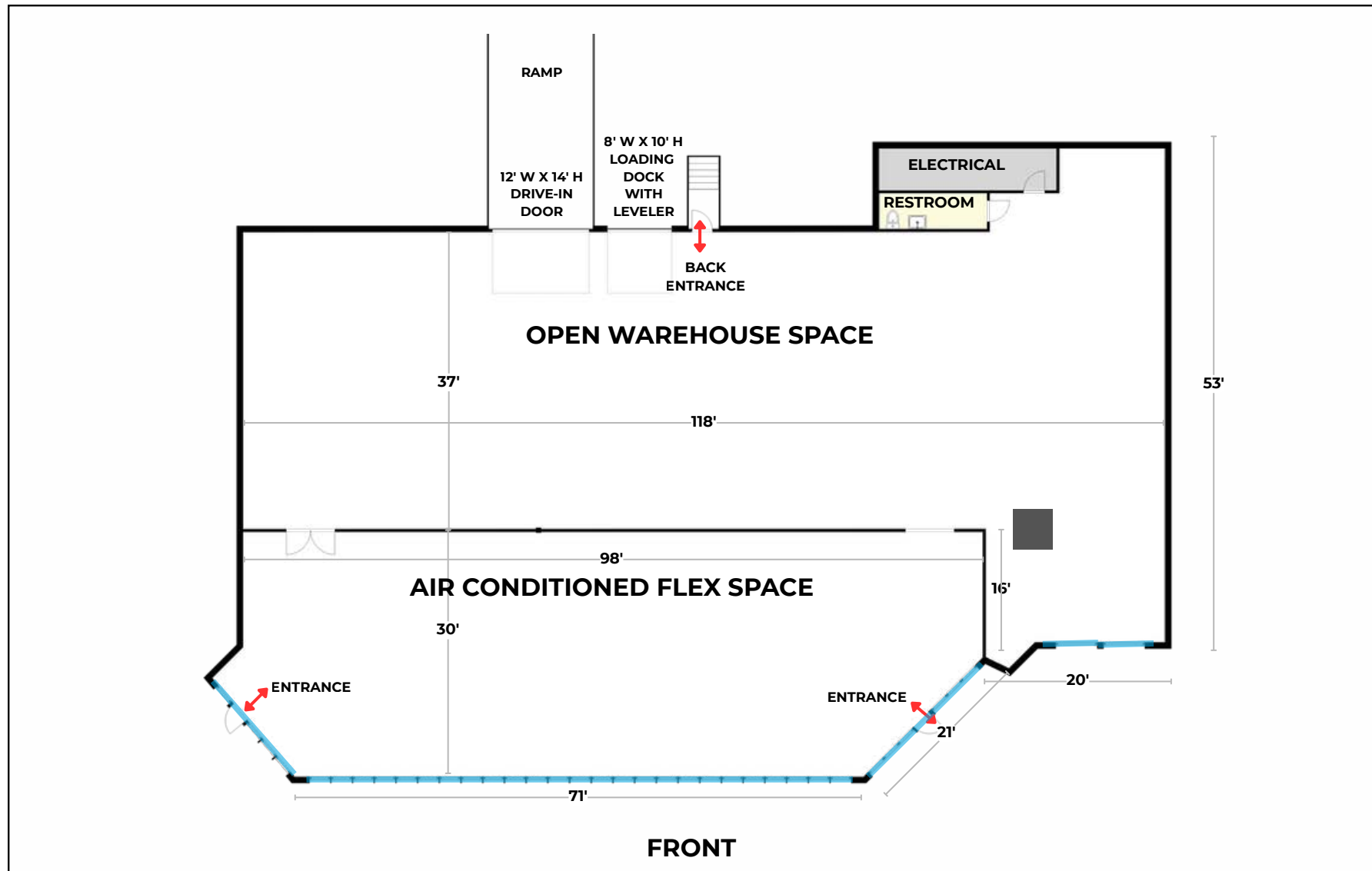


PHOTO GALLERY: INTERIOR



OPEN WAREHOUSE SPACE FOR LOADING WITH ONE ENTRY DOOR AND A 16' 7" CEILING HEIGHT (TO STEEL)



CENTRAL AIR-CONDITIONED FLEX SPACE
WITH A 16' 7" CEILING HEIGHT (TO STEEL)



OPEN WAREHOUSE SPACE
(DIGITALLY RENDERED; RIGHT WALL TO BE CONSTRUCTED)

PHOTO GALLERY: EXTERIOR



BUILDING SIGNAGE



ONE OF TWO FRONT ENTRY POINTS INTO THE FLEX SPACE



**ONE 8' W X 10' H LOADING DOCK WITH BUMPERS AND LEVELER
& ONE 12' W X 14' H DRIVE-IN DOOR WITH RAMP**

NEXT STEPS

200 CASCADE BOULEVARD
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VIEW ZONING
REGULATIONS



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