

# FOR LEASE | SUITES RANGING FROM 2,000-5,278± SF COMMERCE PARK – PROFESSIONAL MEDICAL / OFFICE SUITES

Commerce Park, 20 - 60 Commerce Park, Milford, CT 06460

LEASE RATE: \$25.00/SF Gross + Electric



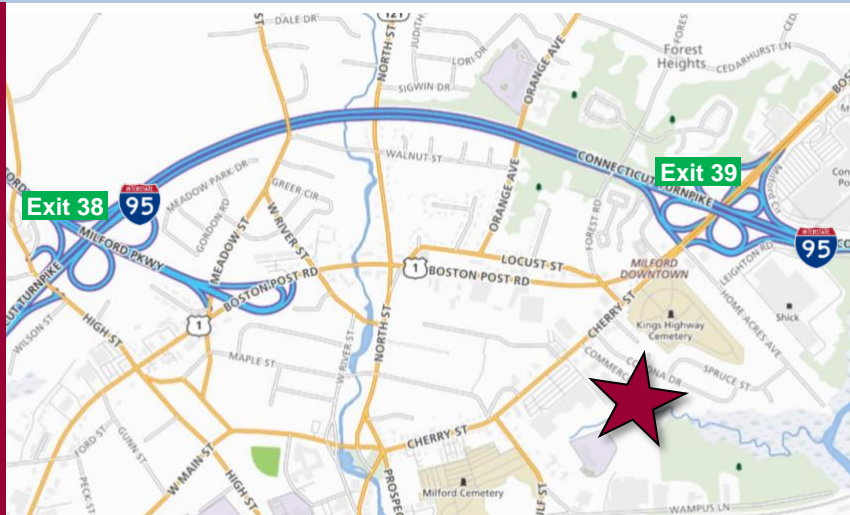
Ranked in Top 50  
Commercial Firms in U.S.



**O,R&L Commercial** presents Commerce Park – under New Ownership! This 75,000± SF Medical / Office Park located just off Cherry Street in Milford, CT, has undergone a multi-year capital improvement campaign that included expanding the parking areas, upgrading windows / facades, and performing tenant improvements. The property is easily accessible from I-95, the Merritt Parkway and nearby Milford Hospital. The traffic count on Cherry Street averages 12,300 vehicles per day. Suites are available from 2,000 – 5,278± SF with generous tenant improvement packages offered. Call J. Richard Lee for more information 203-643-1006.

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## Property Highlights

- **Under New Ownership!**
- Suites available in Building #20
  - Suite 20B: 2,702± SF\*
  - Suite 20C: 2,000± SF\*
  - \*Contiguous to 4,700± SF
- Suites available in Building #60
  - 1<sup>st</sup> FL – 2,500± SF
  - 1<sup>st</sup> FL – 5,278± SF
  - 2<sup>nd</sup> FL – 4,466± SF
- 5/1,000 parking
- Near Milford Hospital
- Great access to Highways I-95 & Merritt Parkway / Route 15

For more information contact:

J. Richard Lee | 203-643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) or Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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### BUILDING INFORMATION

GROSS BLDG AREA	75,000± SF
TOTAL SF AVAILABLE	16,946± SF
MAX AVAILABLE AREA	5,248± SF (located in Bldg 60)
MIN AVAILABLE AREA	2,000± SF (located in Bldg 20)
NUMBER OF FLOORS	2 - Bldg 20 / 2- Bldg 60
CONSTRUCTION	Masonry
YEAR BUILT	1973
RENOVATED	2016-2022 (Capital Improvement Campaign)

### SITE INFORMATION

SITE AREA	7.57± acres
ZONING	CDD1
PARKING	5/1,000
SIGNAGE	Pylon, Monument, Lobbies
VISIBILITY	Excellent
HWY ACCESS	I-95 Exit 39
TRAFFIC COUNT	12,300

### MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Warm Air

### UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Public Connected

**COMMENTS** Commerce Park: 75,000± SF Medical / Office park located just off Cherry St in Milford, CT. Easily accessible from I-95, the Merritt Parkway and nearby Milford Hospital. Suites are available from 2,000 – 5,278± SF with generous tenant improvement package offered.

**DIRECTIONS** I-95 Exit 39 to Cherry St

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FIND US ON



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