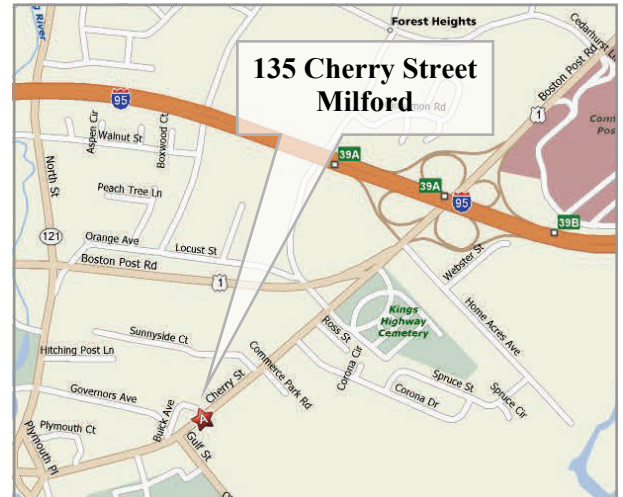


For Lease

OFFICE / RETAIL SPACE

135 Cherry Street • Milford, CT



I-95 South, Exit 39A, keep left at the fork to go onto Boston Post Road (Route 1); stay straight to go onto Cherry Street.

3,600 SF for Lease

Building

Total Building	7,763 SF
Available for Lease	3,600 SF
Stories	1
Year Built	1963
Construction	Brick / Masonry
Roof	Tar & Gravel

Mechanicals

Type of Heat	3 - Oil / FWA
Air-conditioned	Central air
Electric Service	400 Amp / 250 Volt

Utilities

Public Water & Sewer / Gas

Site

Acres	0.70
Zoning	CDD1
Parking	40 ±
Highway Access	I-95, Exit 39A
Curb Cuts	2

Assessment

Total	\$538,860
Building	\$264,540
Land	\$274,320
Paving	\$13,880
Taxes	\$1,591.80
Assessment Year	2016
Mill Rate	27.79

Aggressive 1st Year Lease Rate \$2,100/monthly plus Utilities

Remarks Located next to Bob's Store's active 182,000 SF retail plaza. This property offers excellent visibility and ample on-site parking; 3,600 SF Available Immediately.

For additional information contact

Stephen Press, SIOR & Elina Katsman, Commercial Advisor
203.288.1900, Stephen x123, Elina x197
spress@presscuozzo.com; ekatsman@presscuozzo.com

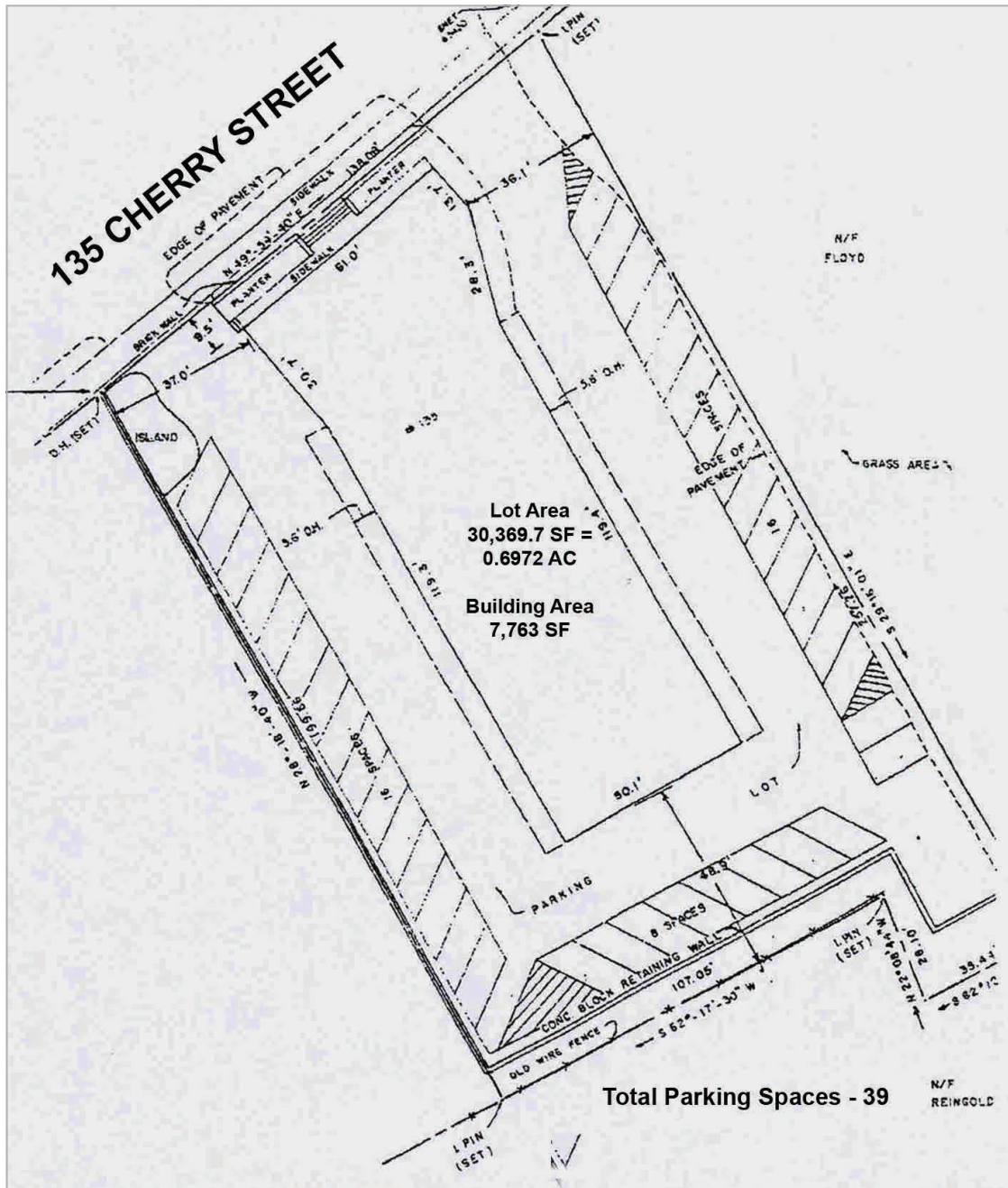
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REALTORS
Commercial Services

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

SITE PLAN

135 Cherry Street • Milford, CT



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