



181 RESEARCH DRIVE, UNIT #8, MILFORD

\$750.00/MONTH + UTILITIES

FOR LEASE: An 800 SF warehouse type unit with overhead door. Fully air conditioned, small office and small machine shop. Landlord pays taxes, insurance, and CAM charges. Great location right off Exit 40, I-95.

Present Use: Machine Shop (available in a month or two)
Potential Use: Warehouse, R&D, Light Manufacturing

Directions: I-95, Exit 40, south on Woodmont Road to Research Drive.

<u>BUILDING INFORMATION</u>	Stories:	1		Overhead Doors:	1	Size:	
	First Floor Area:	800 SF	Ceiling Height: 12'	Truck Dock(s):	0	Size:	
	Second Floor Area:		Ceiling Height:	Year Built:	1988		
	Third Floor Area:		Ceiling Height:	Condition:	Excellent		
	Other Floor Areas:		Ceiling Height:	Construction Type:	Wood Frame		
	Office Area:	200 SF		Roof:	Asphalt Shingle		
	Total Floor Area:	800 SF		Lin. Ft. Clear Span:			
<u>AVAILABILITY</u>	SF Available:	800 SF	Ceiling Height: 12'	Overhead Doors: 1	Minimum		
	SF Available Office:	200 SF	Ceiling Height:	Truck Docks:	Subdivide:		
<u>LAND</u>	Lot(s):	1		Frontage:		200'	
	Area SF:	43,000 SF		Depth:		215'	
	Acres:	1		% Land Coverage:			
	Parking:	4		% Building Coverage Permitted:			
	Zoning:	HI		Condition of site:		Level	
	Restrictions/Easements: Subject to rights of other tenants						
<u>Utilities</u>		<u>Mechanical Equipment</u>		<u>Assessment</u>		<u>Transportation</u>	
Water:	City	Elevator Size:	None	Land:		Bus Service:	Yes
Gas:	Yes	Heating:	Gas hot air	Building:		Distance:	Street
Volts:	200	Air Conditioning:	Full	Total:		Turnpike:	I-95
Amps:	100	Sprinkler:	No	Mills:		Exit:	40
Phase:	3	Other Equipment:	No	Taxes:	\$1.07/SF		
Sewer:	Yes			A/S Ratio:	70%		

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

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