

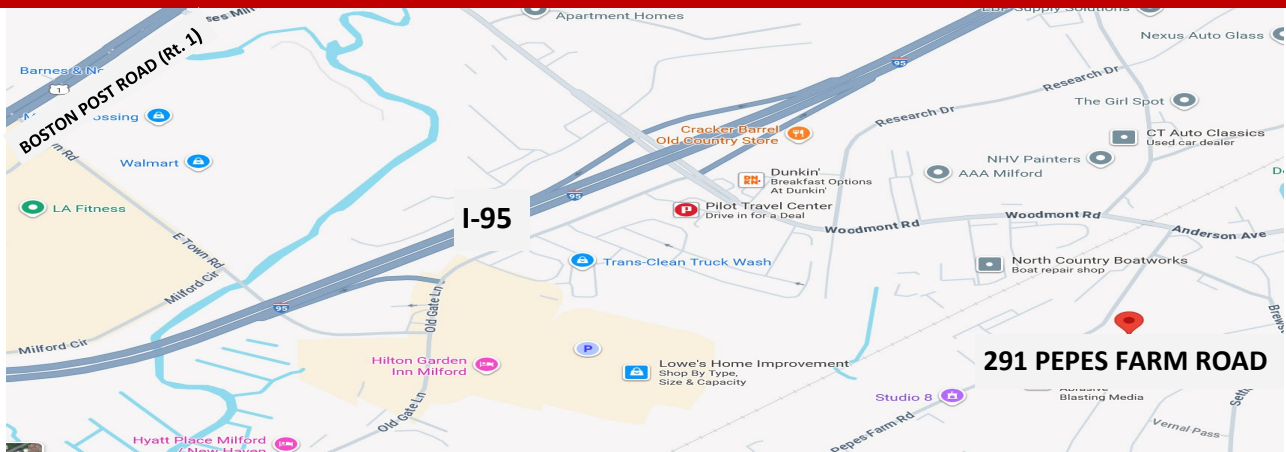
# FOR SALE — INDUSTRIAL BUILDING

## 291 PEPES FARM ROAD

### MILFORD, CONNECTICUT



**OFFERED AT \$2,800,000**



- Investment opportunity w/ credit tenant
- 7.5 % cap rate
- Fully leased through July 2030
- 17,539 SF light industrial building
- Almost 4,000 SF of office space
- 14-foot clear ceiling height
- 1.66 +/- Acres
- Two loading docks; 32 parking spaces
- Fully air conditioned
- Excellent location, only 1.5 mile from I-95 at Exit 40 (Woodmont Road); easy access to Boston Post Road and downtown



**CARL RUSSELL**  
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[www.hpearce.com/commercial-real-estate/](http://www.hpearce.com/commercial-real-estate/)

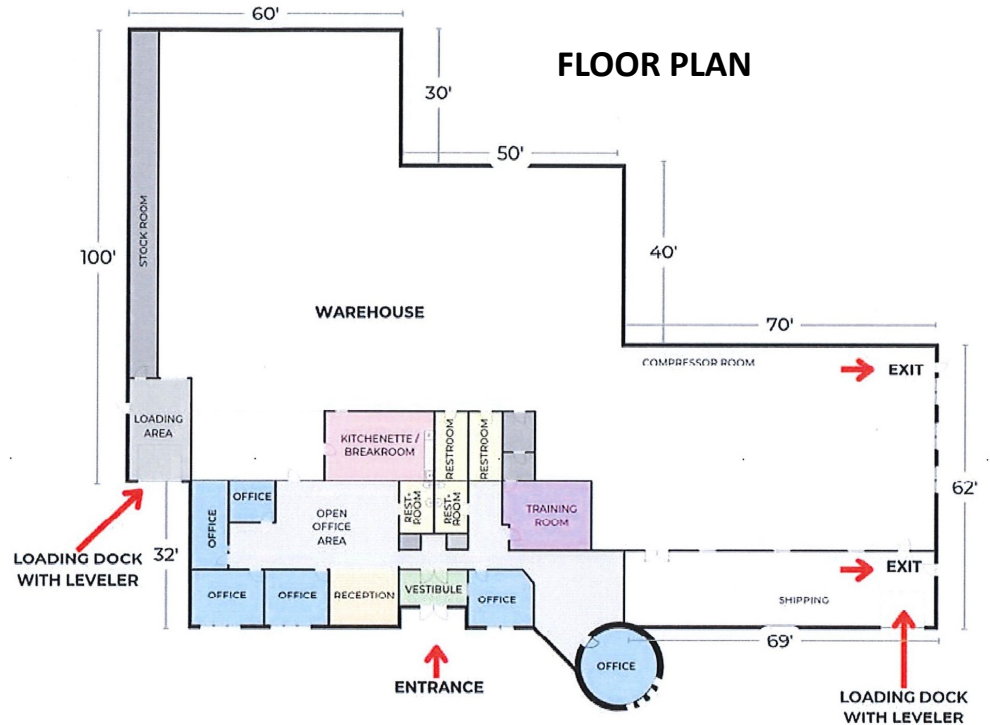


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commercial

# MILFORD • FOR SALE

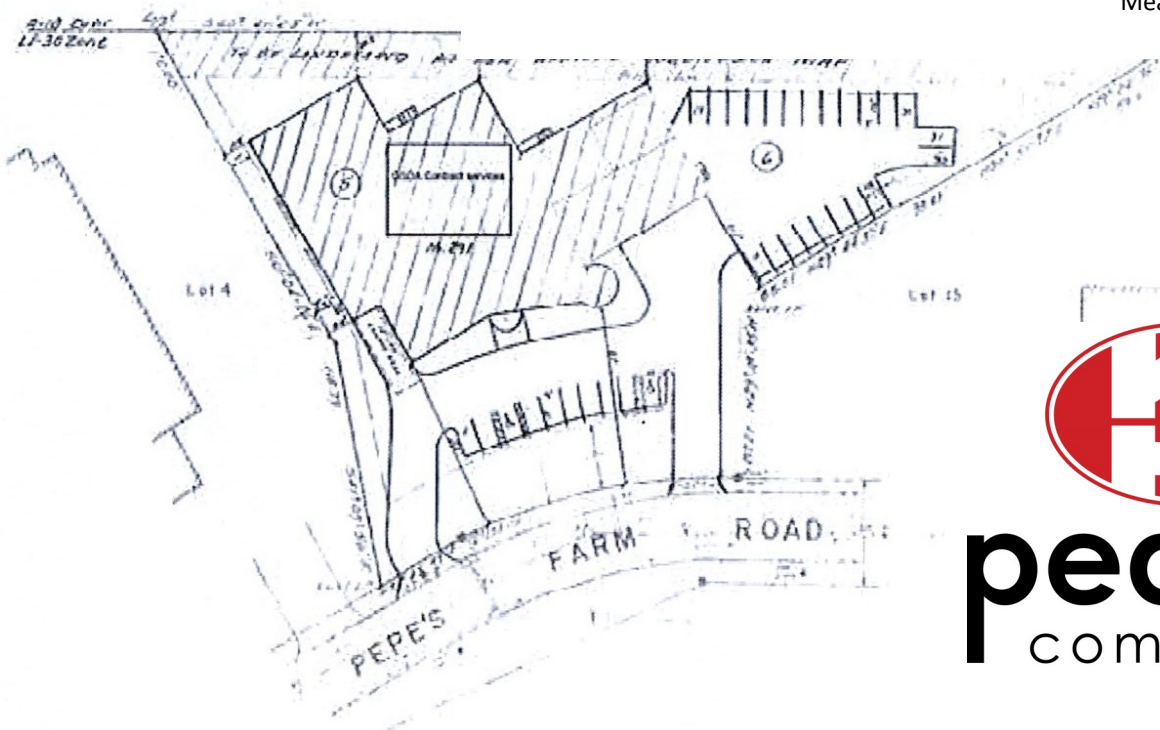
## LIGHT INDUSTRIAL BUILDING

### 291 PEPES FARM ROAD



**SITE PLAN**

Not to scale  
Measurements are approximate



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commercial

**OFFERED AT \$2,800,000**

Contact Carl Russell at 203-640-1412 or [crussell@hpearce.com](mailto:crussell@hpearce.com)