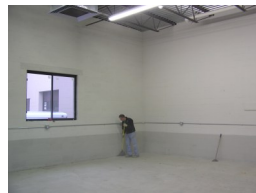
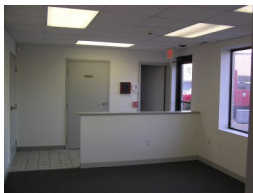


Connors Properties, LLC

FOR LEASE

71 Eastern Steel Road | Milford | CT | 06460

Milford Flex Space located in a well maintained business park located 1/4 mile from Interstate 95 and 1 mile from Route 1. Perfect location for service business, warehouse / distribution, light manufacturing, and R&D business.



\$2,000.00 / MONTH
N.N.N.

- **Size:** 2000 +/- sq ft
- **Drive-in Doors:** (1) 12' x 12'
- **Loading Dock:** None
- **Parking:** 7 spaces
- **Clear Height:** 15' under joists
- **Office Space:** 400 +/- sq ft
- **Heat:** Gas fired RTU 's
- **Air Conditioning:** Office & Warehouse
- **Electric:** 200 Amp 120/240 Volt 3 phase
- **Utilities:** City Water, Sewer, Cable TV, Phone, electric & gas
- **Construction type:** Masonry & Steel
- **Lighting:** LED

Connors Properties,

285 Woodmont Road
Milford, CT 06460

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Property is owned and managed by Connors Properties, LLC.