



COMMERCIAL

An Affiliate of Wareck D'Ostilio Real Estate
New Haven * Milford * Woodbridge * Branford

AVAILABLE FOR SALE OR LEASEE
6,751 SF FORMER DAY CARE

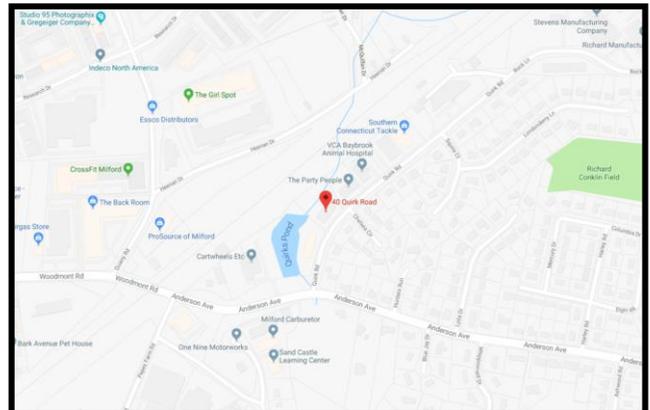
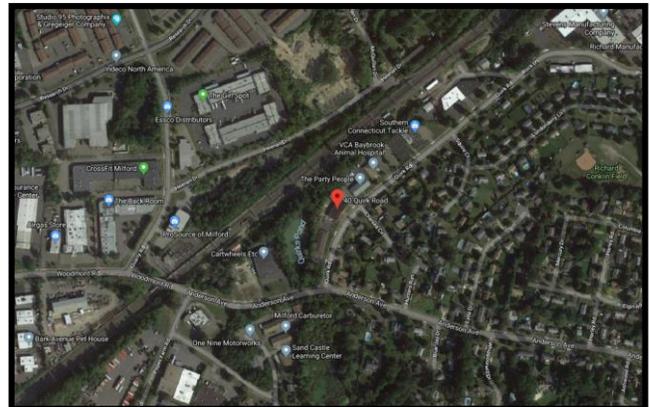
40 Quirk Road, Milford, CT 06460



FOR SALE: \$649,000
FOR LEASE: \$9/SF NNN

6,751 SF Former Day Care
Office/Flex/Warehouse
Plenty of Parking

- **6,751 SF former day care**
- **Conversion to office/flex/warehouse**
- **Possible split to 2 units - occupy one and lease the other**
- **Secure industrial park**
- **Plenty of parking**





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Property Information

Total Building SF	6,751 SF
Available SF	6,751 SF
Year Built	1986
Ceiling Height	10'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	TBD
Loading Dock	N/A
Overhead Door	N/A
Construction	Steel
HVAC	Forced Air/Central AC
Electric Service	Yes
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Asphalt
Bathrooms	HC
Frontage	118'+/-
Zoning	LI
Assessment	\$416,810
Environmental	TBD
Mill Rate	27.79
Taxes	\$11,583.15

40 Quirk Road, Milford CT

Comments: 6,751 SF former Day Care Center available for sale or lease. Conversion to office/flex/warehouse and possible split to 2 units – occupy one and lease the other. Ideal for investor or owner-occupant. Located in a secure industrial park with plenty of parking!

Directions: Anderson Ave to Quirk Road.

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