

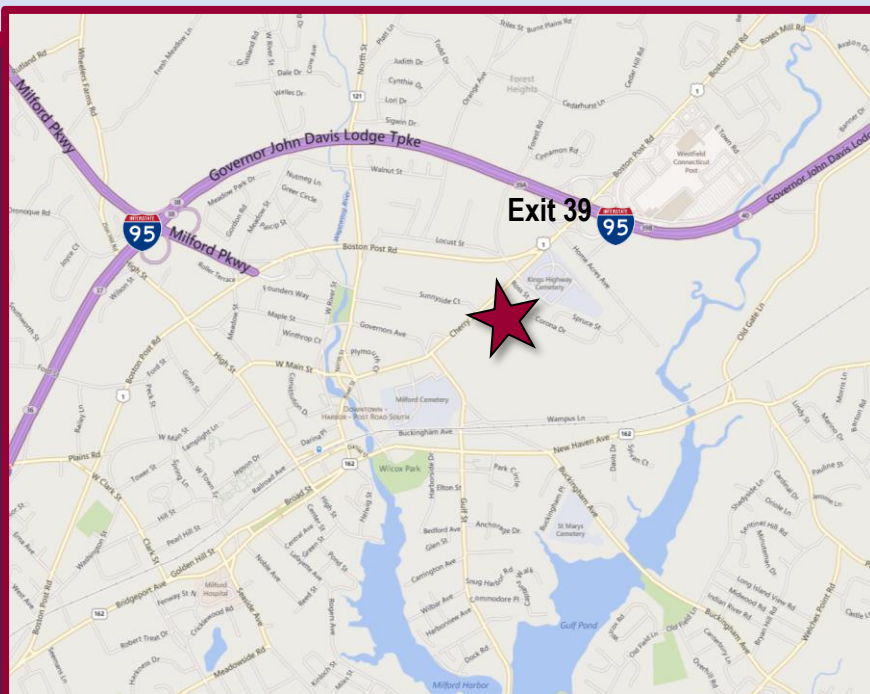
**LEASE RATE:**  
\$19.50/SF Modified Gross

**MEDICAL OFFICE SUITES FOR LEASE**  
**2,000 – 8,500± SF CONTIGUOUS**  
**20 & 50 Commerce Park, Milford, CT 06460**

**Commerce Park, Milford**

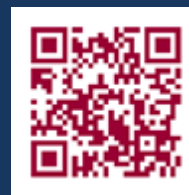


**O,R&L Commercial** presents Commerce Park, a 75,000± SF medical office park located just off Cherry Street in Milford, Connecticut. Milford Medical Associates is currently embarked on a multi-year capital improvement campaign that includes expanding the parking areas, upgrading windows and facades and performing tenant improvements necessary to attract new tenants. The property is easily accessible from I-95, the Merritt Parkway and nearby Milford Hospital. The traffic count on Cherry Street averages 12,300 vehicles per day. Suites are available from 2,000± SF and up (8,500± SF contiguous) with generous tenant improvement packages available. Lease Rate: \$19.50/SF Modified Gross. Call Listing Brokers for additional information.



**FOR LEASE**  
**19,261± SF**  
**2,000-8,500± SF**  
**Contiguous**

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with us:



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While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



# MEDICAL OFFICE SUITES FOR LEASE

## 2,000 – 8,500± SF CONTIGUOUS AVAILABLE

20 & 50 Commerce Park, Milford, CT 06460



### BUILDING INFORMATION:

GROSS BLDG AREA: 75,000± SF  
 AVAILABLE SQ. FT.: 19,000± SF  
 MAX CONTIGUOUS SF: 8,500± SF  
 WILL SUBDIVIDE TO: 2,000± SF  
 FLOORS: 2 – Bldg 20 / 1 – Bldg 50  
 CONSTRUCTION: Masonry  
 YEAR BUILT/RENOVATED: 1973 / 2016

### SITE:

SITE AREA: 7.57± acres  
 ZONING: CDD1  
 PARKING: 5/1,000 SF  
 FRONTAGE: Cherry St  
 VISIBILITY: Excellent  
 HWY ACCESS: I-95, Exit 39

### MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central air  
 TYPE OF HEAT: Gas, Warm air

### UTILITIES:

SEWER: Public Connected  
 WATER: Public Connected  
 GAS: Yes

### COMMENTS:

Commerce Park is a 75,000± SF medical office park located just off Cherry St in Milford. It is easily accessible from I-95, the Merritt Parkway and nearby Milford Hospital. Suites are available from 2,000± SF and up (8,500± SF contiguous) with generous tenant improvement packages available. Call Listing Brokers for additional information.

### DIRECTIONS:

I-95 Exit 39 to Cherry St



**LEASE RATE:**  
**\$19.50/SF**  
 Modified Gross

### Property Highlights

- 19,000± SF available
- 2,000 – 8,500± SF Contiguous
  - Suite 20A: 4,300± SF
  - Suite 20B: 4,225± SF
  - Suite 20C: 2,000± SF
  - Suite 50B: 8,500± SF
- The medical park is undergoing capital improvement campaign:
  - Expanded parking areas
  - Upgrading windows & facades
  - Tenant improvements
- 7.57 acres
- 5/1,000 parking
- Zoning: CDD1
- Near Milford Hospital
- I-95 Exit 39
- Traffic Count: 12,300

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