



FOR LEASE

MERRITT CROSSING

**440 Wheelers Farms Road
Milford, CT**

JOHN KEOGH | 203 497 3953 | john.keogh@colliers.com

JOHN CAFASSO CCIM | 860 616 4013 | john.cafasso@colliers.com

HIGHLIGHTS

Merritt Crossing



CLASS A ENVIRONMENT

Long established as a corporate headquarters location nestled in desirable Milford, Connecticut, Merritt Crossing offers Class A location, attractive grounds and high quality interior tenant fit-ups.

ON-SITE MANAGEMENT

Fusco Corporation is the proud manager of the property. Their on-site management is located on the 1st floor.

24/7 SECURITY

Fusco Management provides a safe environment with accessibility. Tenants have building card access 24/7.

FREE PARKING

Abundant and convenient FREE parking available at a ratio of 3/1,000.

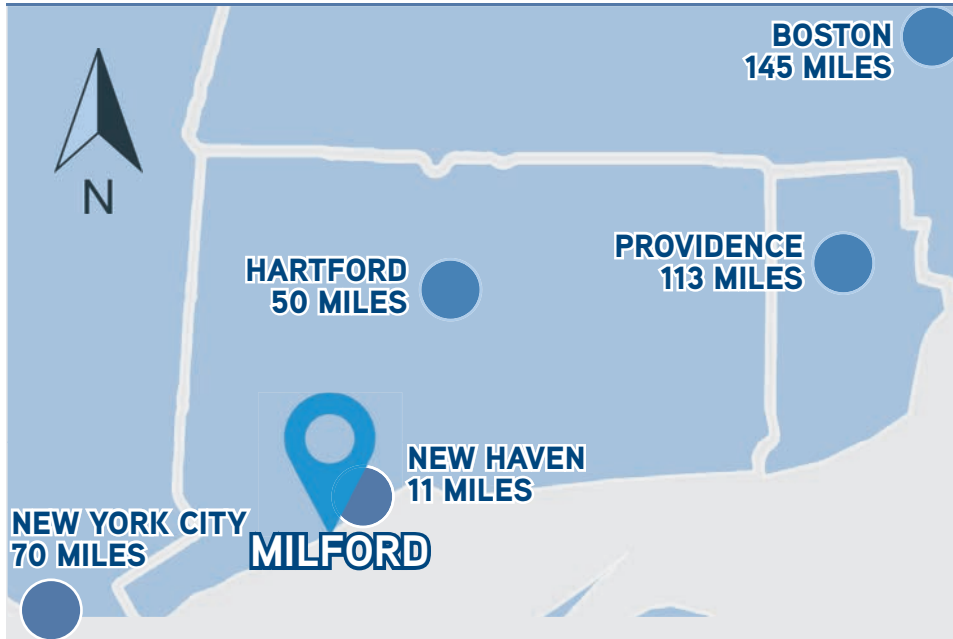


YEAR BUILT	1988
STORIES	4
TOTAL SF	162,744 SF
PARKING	FREE parking Ratio 3/1,000
ELEVATORS	4 passenger elevators; 159 FPM, 2,500 lbs capacity.
DIRECTIONS	<p>From New Haven: I-95 S to exit 38 to merge onto Milford Pkwy. Take CT-15N/W Cross Pkwy exit toward New Hew Haven/Hartford. Merge onto CT-15N. Take exit 55A and turn right onto Wheelers Farms Road. Property will be on the right.</p> <p>From Stamford: I-95 N to exit 37. Turn left onto High Street and continue onto Wheelers Farms Road. Property will be on the left.</p>
ACCESS	24/7 security card building access.
CONSTRUCTION	Brick, granite, and ENERGY STAR RATED. 8'-6" ceiling height. 6' window height. Fully sprinklered. 24' x 24' bays.
GROUPS	Attractively maintained grounds and outdoor seating and picnic area.
AVAILABILITY	Total available: 115,486 SF
	Floor 1: 26,418 SF
	Floor 2: 24,034 SF
	Floor 3: 22,689 SF
	Floor 4: 42,345 SF
LEASE RATE	\$20.00/SF plus electric

LOCATION

the popular shoreline town

Milford



POPULATION



Town of Milford
53,206

New Haven County
862,224

State of Connecticut
3,593,222

MEDIAN HH INCOME



Town of Milford
\$80,247

New Haven County
\$66,395

State of Connecticut
\$61,640

Milford is located right off Connecticut's major roadways I-95, the Merritt Parkway and US 1. The main railroad line, served by Amtrak and MetroNorth, runs right through the heart of our quaint downtown area, quickly linking you to Boston or New York. Major airports Bradley, JFK, TF Green, LaGuardia, Newark and regional airports like Tweed New Haven and Sikorsky are easily accessed by car or train for business or pleasure. Deep-water ports are right next door in New Haven and Bridgeport.

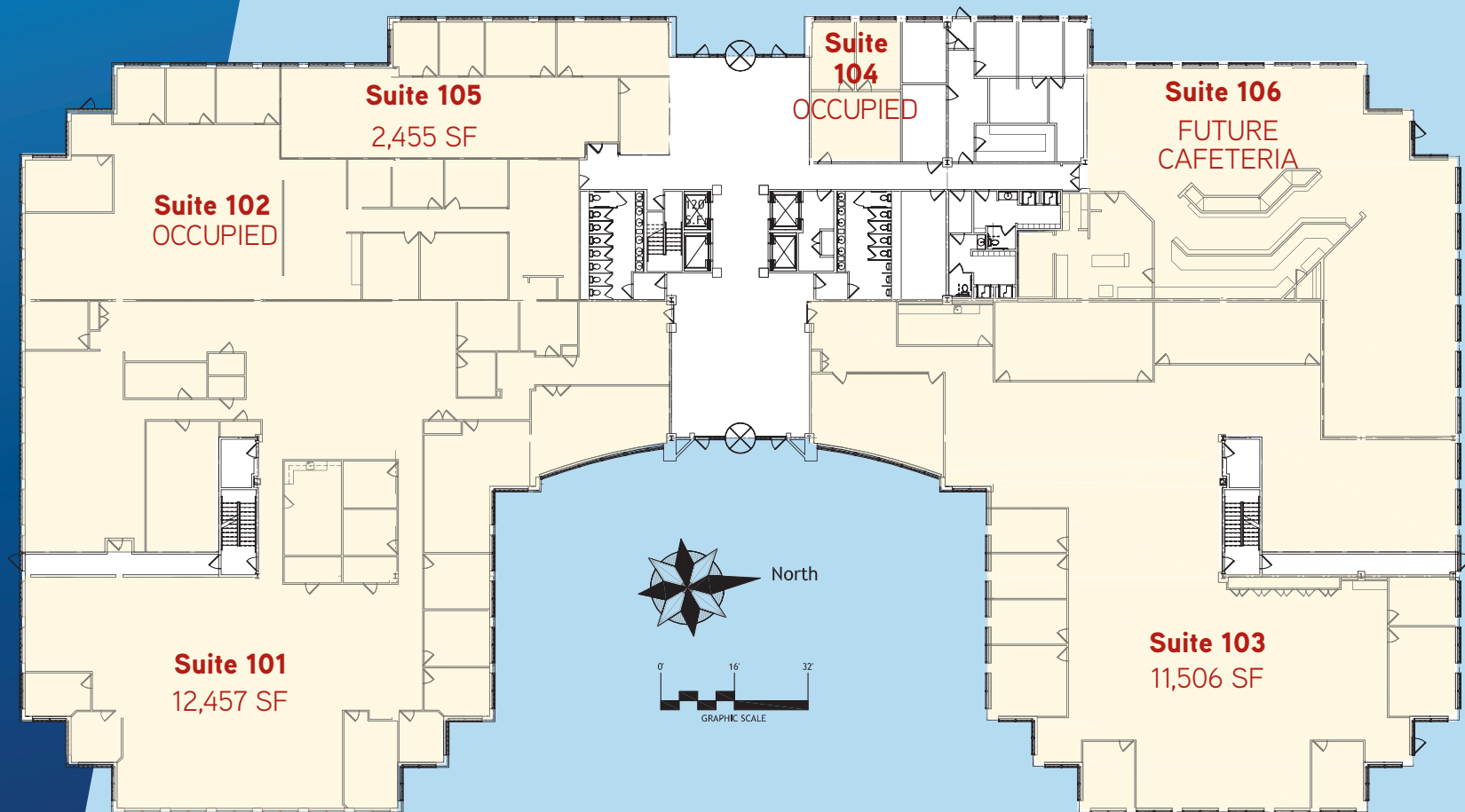
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Colliers
INTERNATIONAL

FLOORPLAN

26,418 RSF first floor



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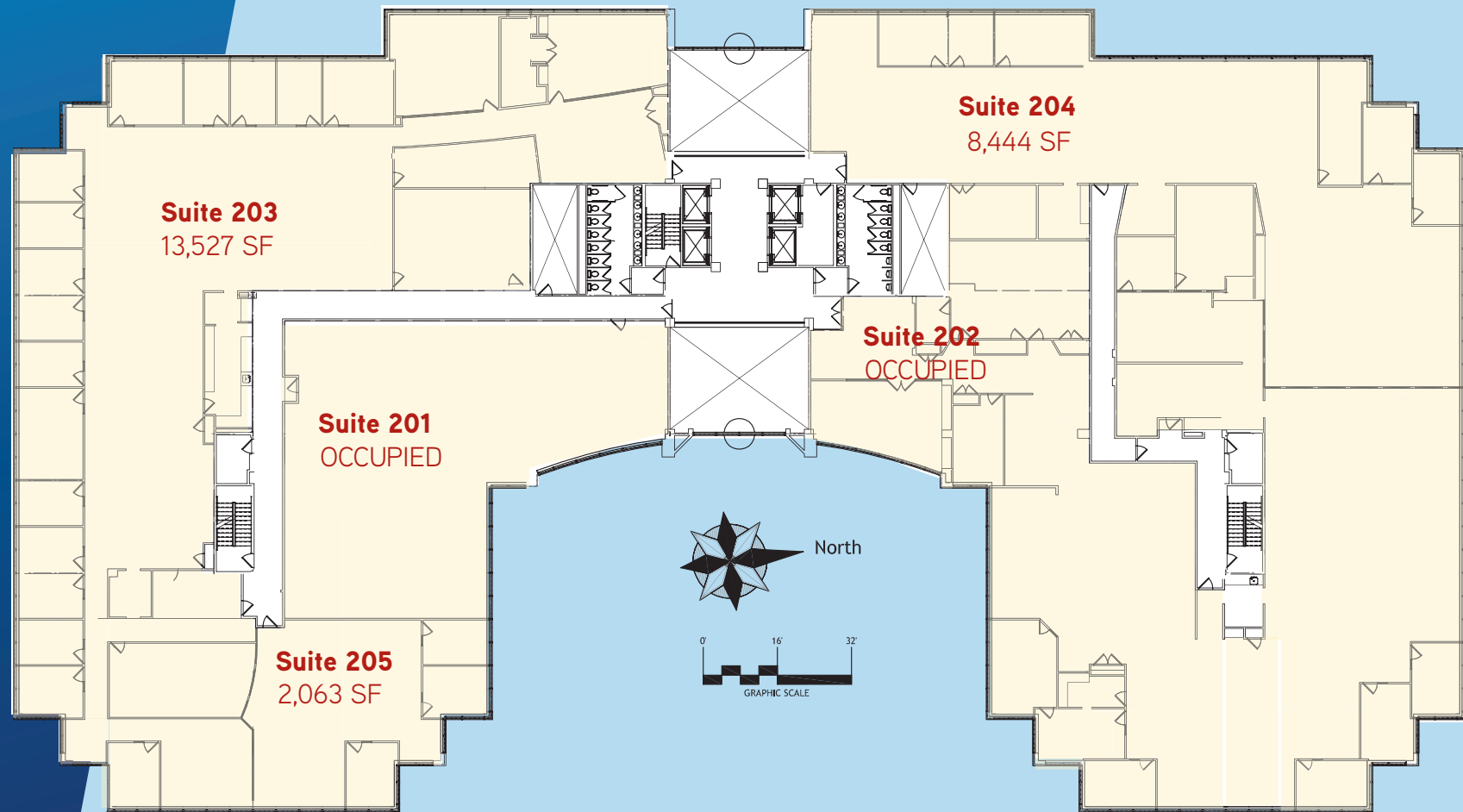
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FLOORPLAN

24,034 RSF

second floor



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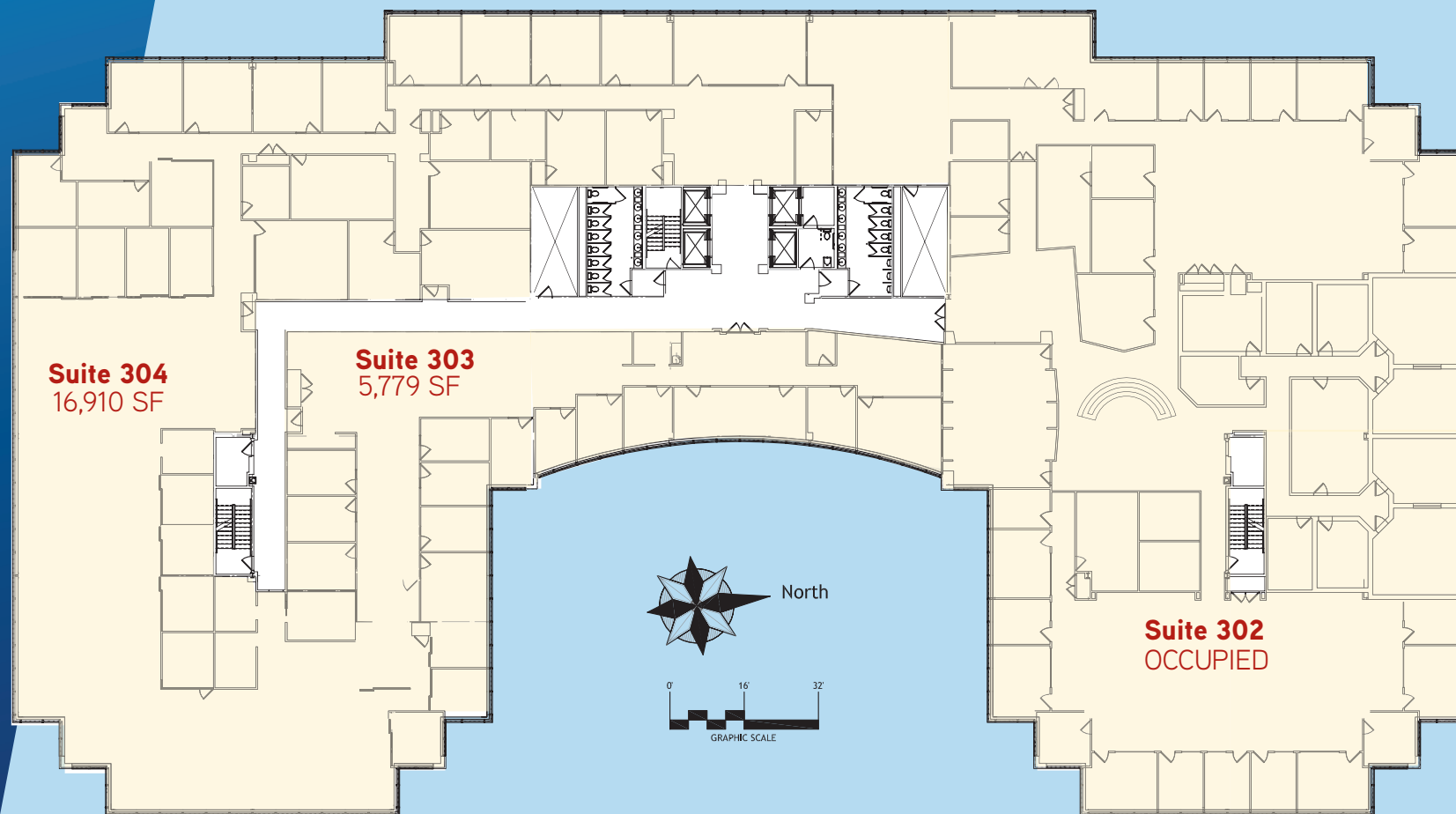
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FLOORPLAN

22,689 RSF

third floor



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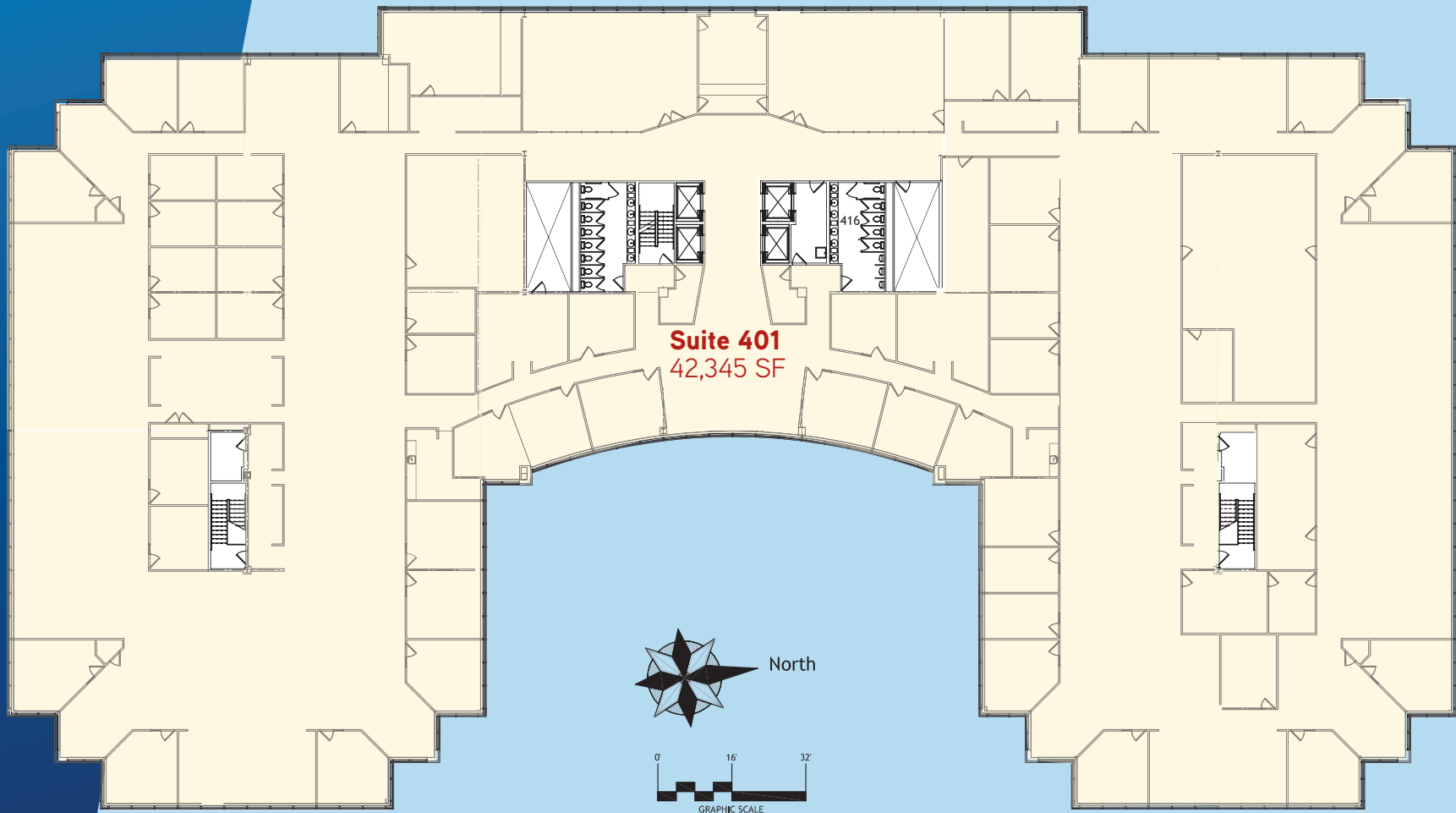
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FLOORPLAN

42,345 RSF

fourth floor



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