



FOR LEASE

## **MERRITT CROSSING**

**440 Wheelers Farms Road  
Milford, CT**

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# HIGHLIGHTS

## Merritt Crossing



### CLASS A ENVIRONMENT

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

### ON-SITE MANAGEMENT

Fusco Corporation is the proud manager of the property. Their on-site management is located on the 2nd 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.

### FITNESS CENTER - *Coming Soon 2018*

New state-of-the-art on-site fitness center with locker rooms and showers available to tenants at no charge.

### ON-SITE CAFÉ & LOUNGE - *Coming Soon 2018*

There will be a new on-site café located on 1<sup>st</sup> floor along with a game room and lounge.





YEAR BUILT	1988										
STORIES	4										
TOTAL SF	176,276 SF										
PARKING	FREE parking Ratio 3/1,000										
ELEVATORS	2 passenger elevators per building; 159 FPM, 2,500 lbs capacity										
LOCATION	<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.										
GROUNDS	Attractively maintained grounds and outdoor seating and picnic area.										
AMENITIES	24/7 security card access.										
AVAILABILITY	<table> <tr> <td>Total available:</td><td>135,669 SF</td></tr> <tr> <td>Floor 1:</td><td>30,113 SF</td></tr> <tr> <td>Floor 2:</td><td>31,207 SF</td></tr> <tr> <td>Floor 3:</td><td>26,805 SF</td></tr> <tr> <td>Floor 4:</td><td>47,544 SF</td></tr> </table>	Total available:	135,669 SF	Floor 1:	30,113 SF	Floor 2:	31,207 SF	Floor 3:	26,805 SF	Floor 4:	47,544 SF
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Floor 1:	30,113 SF										
Floor 2:	31,207 SF										
Floor 3:	26,805 SF										
Floor 4:	47,544 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.

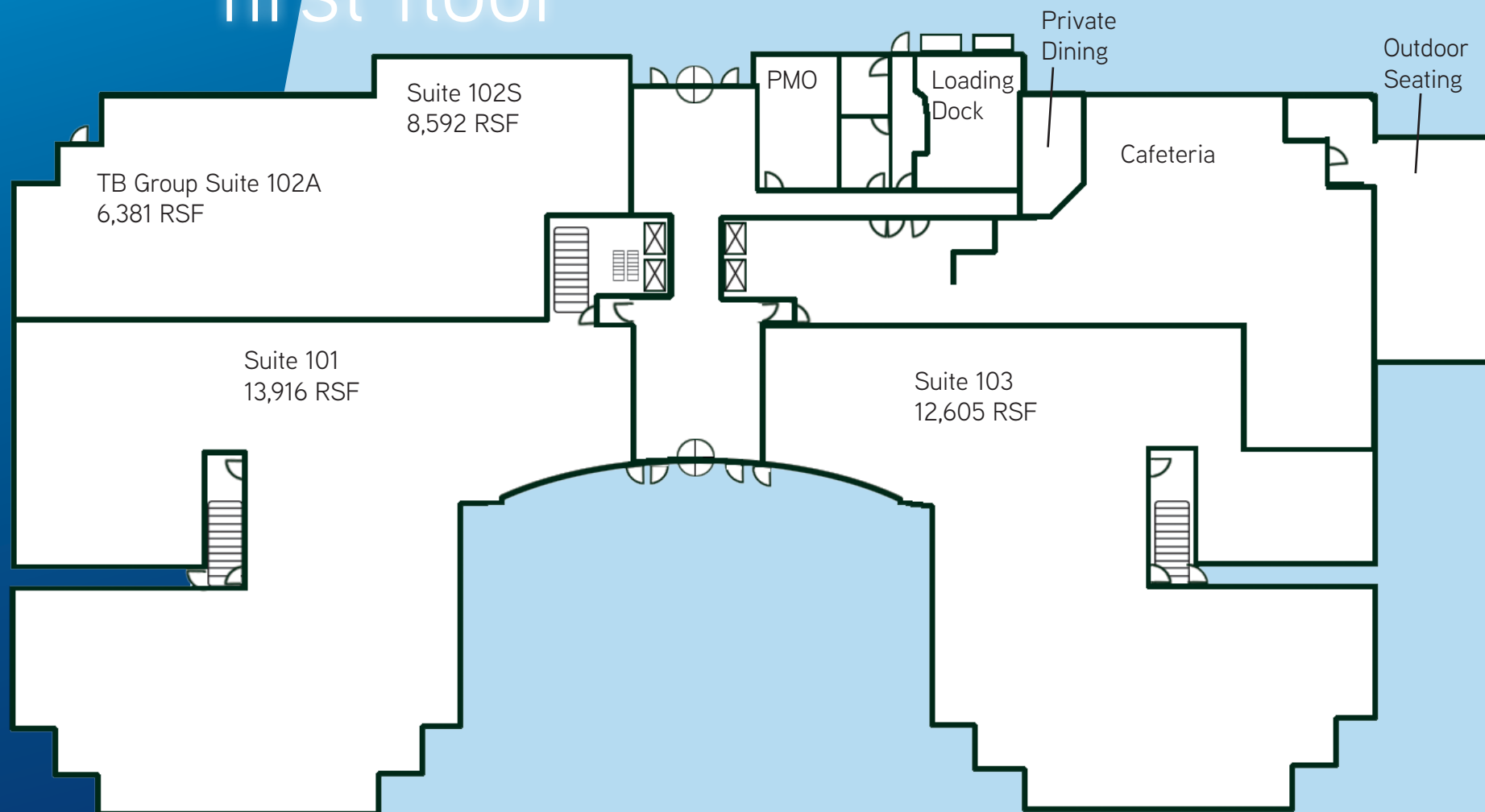
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**Colliers**  
INTERNATIONAL

# FLOORPLAN

35,494 RSF first floor



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