

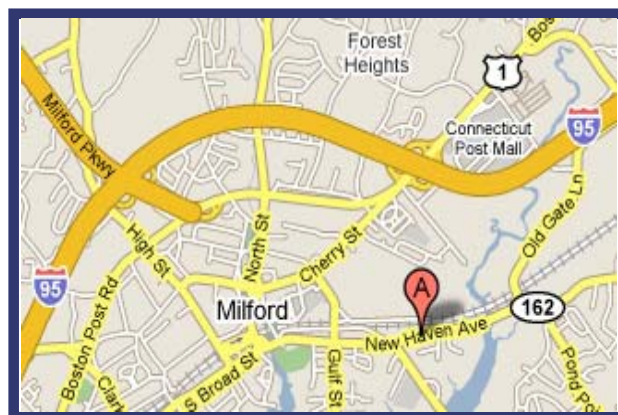
# GEORGE J. SMITH & SON

Commercial and Investment Real Estate • Since 1886

**FOR LEASE**  
**11,745 sf Office/High Bay Space**  
**\$9 SF NNN**



**359 New Haven Ave.  
Milford, CT**



**LOCATION:** Between Exit 39 & Exit 40 of I-95

**LAND SIZE:** 1.37 Acres

**TRAFFIC COUNT:** 16,000 cars

**ZONING:** CDD-4 Corridor Development District

**UTILITIES:** Gas, city water, sewer, electric 400 amp

**POSSIBLE USES:** Ideal for supply/merchandise business, health care, commercial school, professional offices.

**COMMENTS:** Located in desirable business area.



**GJS**

**George J. Smith**



*John F. Bergin*

**Exclusive Agent**

**John F. Bergin**

Senior Vice President

George J. Smith & Son

247 Broad Street

Milford, CT 06460

203-783-9999

[jbergin@georgejsmith.com](mailto:jbergin@georgejsmith.com)

**Call the experts ... 203-783-9999**

No representation at all is made to the reliability, accuracy, or completeness of the information furnished. No representation as to the environmental condition and/or the presence of hazardous waste on the property is made by either seller or broker. Buyer should retain independent professional advisors for verification of all data and conditions.

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