

1895 Stratford Avenue, Stratford, CT

Industrial Property for Sale at \$2,750,000.00 OR for Lease: \$6.50/SF NNN



Industrial warehouse space with clear span construction for sale or lease on 2.64 acres. Total of 9,000 square feet available for lease. Space 1 consists of 3,000 SF Warehouse and 1,500 SF Office and 1 Drive In Door. Space 2 consists of 3,500 SF Warehouse and 1,000 SF Office and 1 Loading Dock. Overhead gas heating units. Full sprinkler system. Close to I-95, Exit 31.

The Site

Space Available:	9,000 SF
Space 1:	4,500 SF
Space 2:	4,500 SF
Total Building Size:	36,000 SF
Land:	2.64 Acres
Real Estate Taxes:	\$46,511.48 (2011 Taxes)
Zoning:	Light Industrial
Year Built:	1987
Construction:	Concrete Block
Stories:	1
Floor:	1
Tenancy:	Multiple

Features

Parking:	Ample
Ceiling Height:	14' to 16'
Loading:	Space 1 - Drive In Door; Space 2 - Dock

Utilities

Water/Sewer:	City
A/C:	Office Area Only
Heating:	Gas
Power:	200a/208v/3 phase

Contact

Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.