

35 Ontario Street, Stratford, CT

Industrial Property for Sale at \$999,000.00 OR for Lease: \$6.50/SF NNN



PRICE REDUCED. 14,220 SF industrial building for sale or lease. Glass block windows in the front office and skylights in production area. Center loading area. Approx. 3,600 SF of office space with 10,620 SF of warehouse space. Former pharmaceutical manufacturing building. Close to I-95, Exits 30 & 31.

The Site

Space Available:	14,220 SF
Total Building Size:	14,220 SF
Land:	.56 Acres
Real Estate Taxes:	\$18,578.98 (2011 Taxes)
Zoning:	Industrial
Year Built:	1973
Construction:	Concrete / Cinderblock
Stories:	1
Floor:	1
Tenancy:	Single

Features

Parking:	Abundant
Ceiling Height:	11' to 14'
Loading:	One drive in door

Utilities

Water/Sewer:	City
A/C:	Fully HVAC
Heating:	Gas /Forced Air
Power:	800 amps / 440 volts

Contact

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

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