

## 85 Mead Street, Stratford, CT

Industrial Land for Sale at \$1,300,000.00 OR for Lease: Price Upon Request



UNIQUE OPPORTUNITY. Industrial land for sale or lease which includes an 8' X 36' billboard sign directly facing I-95 with great visibility in both directions. Fully fenced area. Ideal for fleet vehicle or related use. Neighbors include Torrington Supply Company Inc., Grainger Industrial Supply and Electrical Wholesalers. Less than 1/4 mile from I-95, Exit 30 (Surf Ave.)

### The Site

<b>Land:</b>	2.3 Acres
<b>Real Estate Taxes:</b>	\$19,133.54 (2011 Taxes)
<b>Zoning:</b>	MA

### The Location

<b>Highway:</b>	Less than 1/4 mile for I-95, Exit 30 (Surf Ave.)
<b>Airport:</b>	2.3 Miles from Igor Sikorsky Memorial Airport

### The Space

<b>Available:</b>	Immediately
-------------------	-------------

### Features

<b>Amenities:</b>	8' x 36' billboard sign
-------------------	-------------------------

### Utilities

<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Gas

## 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.