

30 Nutmeg Drive, Trumbull, CT 06611

Warehouse Space Available for Lease at \$7.25/SF NNN



13,880 SF of High Bay Warehouse Space with Loading Dock Available for Lease in Trumbull, CT, with Direct Access to Route 8 (Exit 11). An additional 10,700 RSF of contiguous space can be made available. (3,000 RSF of mezzanine and 7,700 RSF of low bay space bringing the total to 24,580 RSF.)

The space is located within a 86,894 RSF building on 5.1 acres with abundant parking and highway visibility.

Direct access to Route 8 (Exit 11) provides quick connection to I-95 and the Merritt Parkway.

The Site

Space Available:	13,880 SF
Building Type:	Warehouse
Total Building Size:	86,894 SF
Land:	5.10 acres
Real Estate Taxes:	\$1.30/SF
Zoning:	I-L3
Year Built:	1967
Construction:	Concrete / Stone Masonry
Tenancy:	Multiple
Column Spacing:	30' w x 40' d

Features

Parking:	Ratio of 3.30/1,000 RSF
Ceiling Height:	20'
Loading:	One (1) loading dock
Amenities:	Wet sprinklers Two (2) private restrooms

Utilities

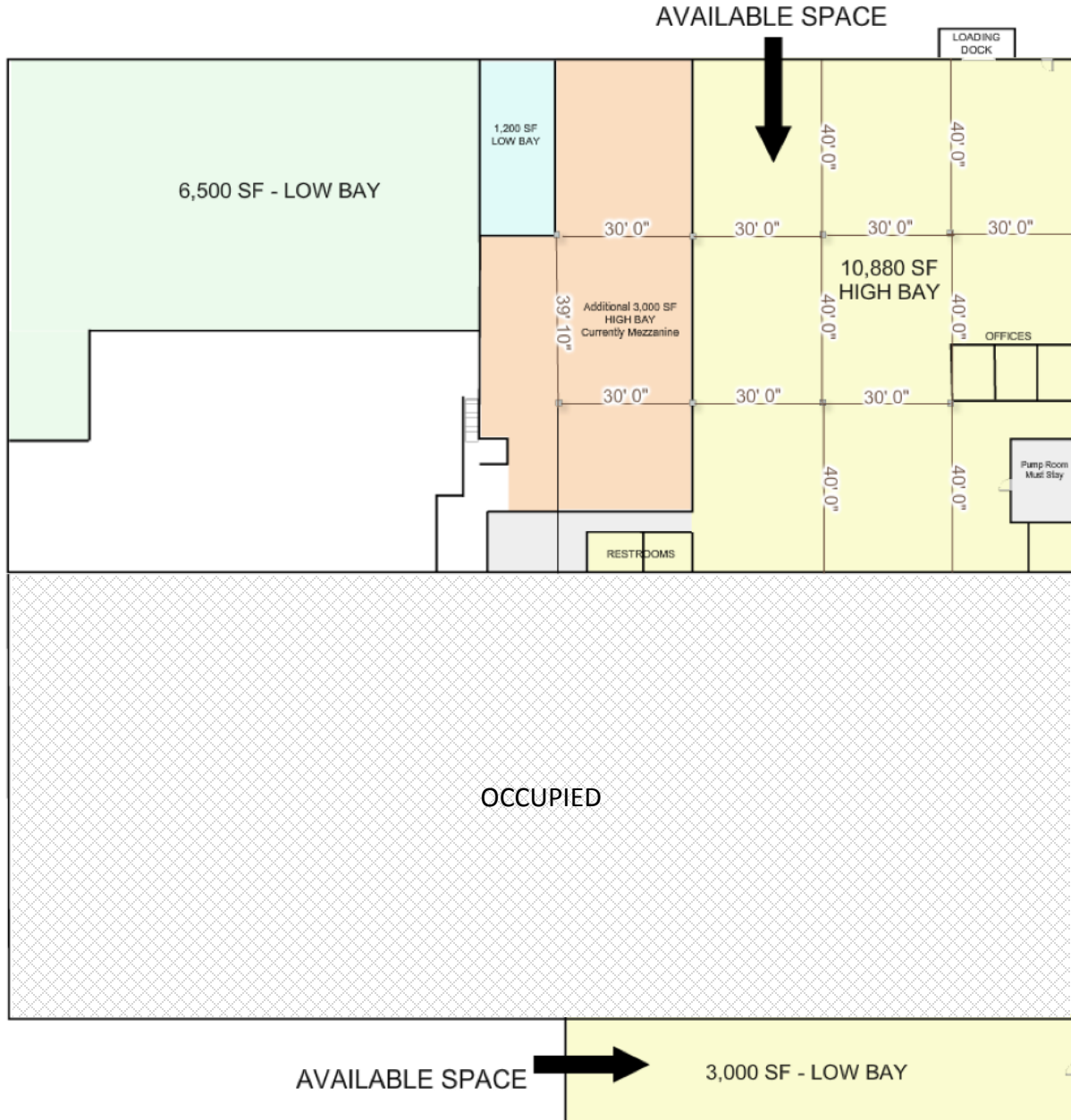
Water/Sewer:	City/City
Heating:	Gas
Power:	2000 amp / 240 volts three-phase

Contact

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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.

30 Nutmeg Drive, Trumbull, CT
 Floor Plan



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