



246 SELLECK STREET | STAMFORD, CT



LEASING: 6,000 SF + 0.3 ACRE LOT

MG-Heavy Industrial Zone available - Allows for many uses including: contractors, car storage, warehouse, distribution, manufacturing and fitness.

- Includes 1,500 SF of office
- Easy access from I-95-Exit 6, Rt. 1 & Greenwich
- Fenced-in .3 acre lot
- Power 400 amps, 3PH
- 12 parking spaces
- Three 10' drive-in doors
- 14' ceiling height

AREA BUSINESSES: Shoreline Pools, United Rentals, ABC Supply Co., USPS, RPM Raceway, Interstate Lumber, Sportsplex, Subaru

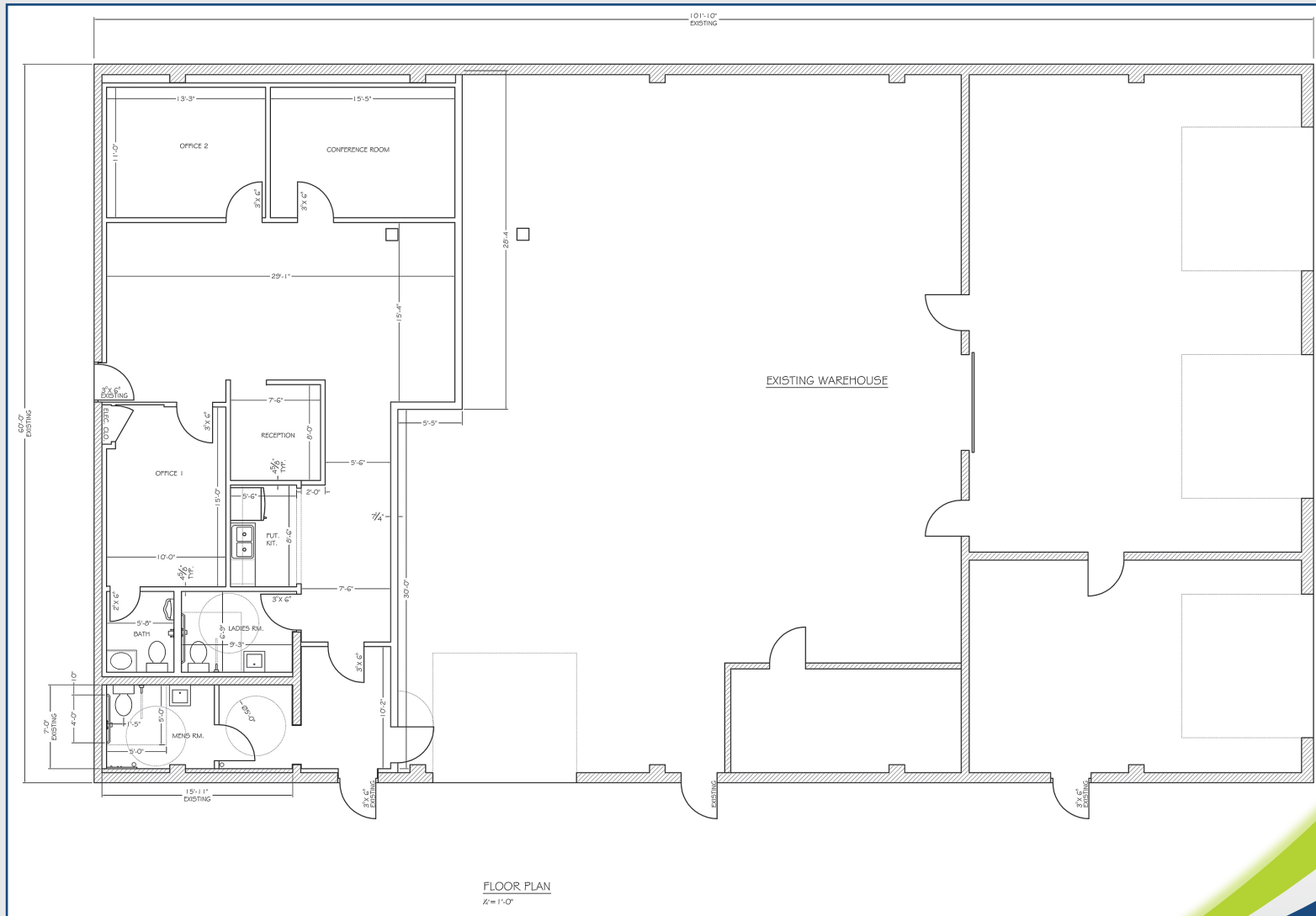
**A TRUE EXCLUSIVE...
CALL FOR THE DETAILS!**

AGENT:

Greg Romano

203.667.1277 | gr@truecre.com

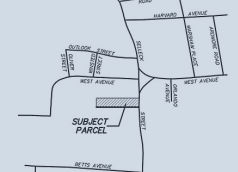






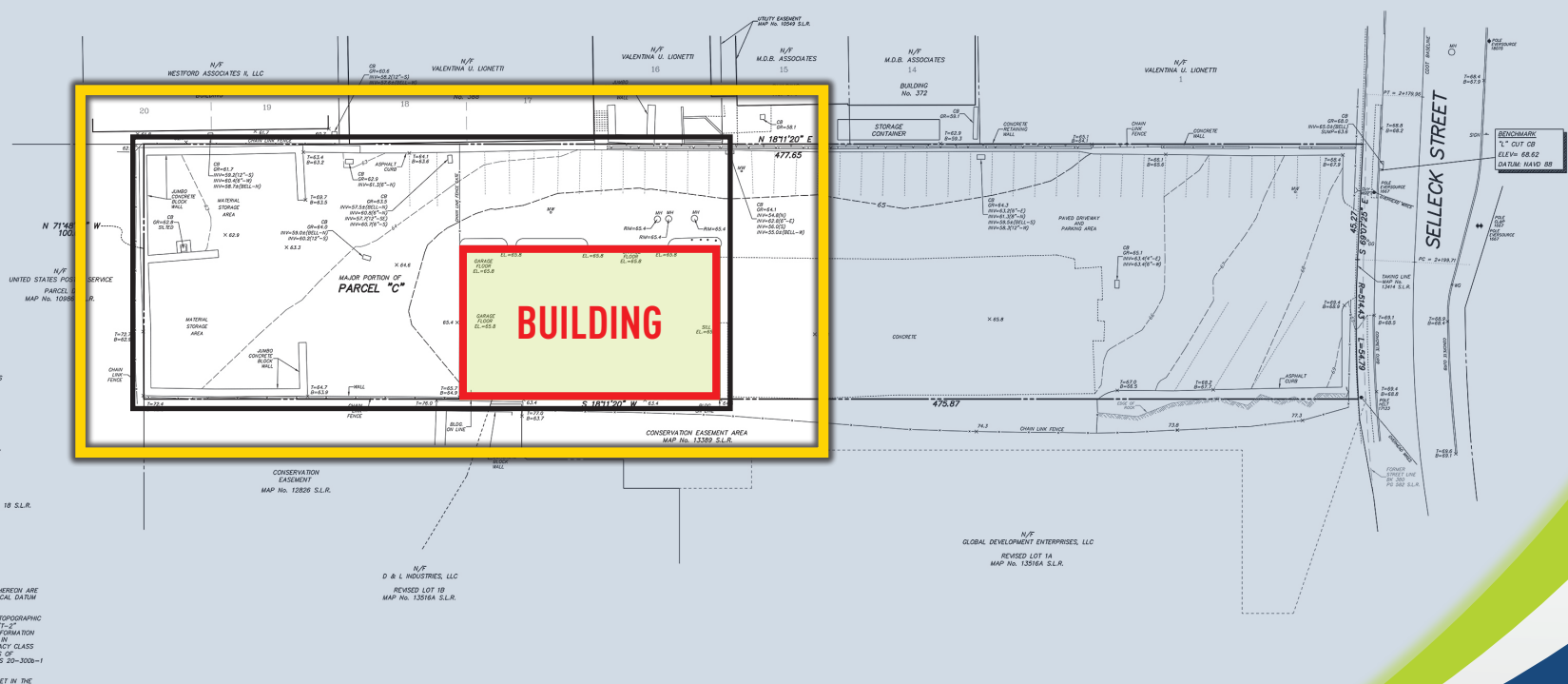
246 SELLECK STREET | STAMFORD, CT

BLOCK No. 35



LOCATION MAP - 1" = 600'

MERIDIAN OF RECORD



SYMBOL LEGEND

- 10 — ELEVATION CONTOURS
- x 0.17 SPOT ELEVATION
- MY MANHOLE
- UTILITY POLE
- UTILITY POLE W/ GUY
- GAS GATE
- MONITORING WELL
- BOLLARD
- 1.4 LOT NUMBER MAP No. 10 S.L.R.

BUILDING COVERAGE
 LOT AREA = 1,0922 S.F.
 BUILDING = 6,116 S.F.
 PERCENT COVERAGE = 12.92

CONTOURS AND ELEVATIONS DEFINED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD. 88).

THIS MAP IS A TOPOGRAPHIC SURVEY. TOPOGRAPHIC DATA IS IN ACCORDANCE WITH CLASS 71-2 TOPOGRAPHIC ACCURACY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS 7A-2 AS DEFINED BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 1,0922 ACRES.
 REFER TO MAPS No. 8054 AND 13114 S.L.R.
 LAND LIES IN "M-C" ZONING DISTRICT
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

_____, SURVEYOR
 ROBERT L. LODEL, JR., CT LS No. 19375
 RIVERSIDE, CONNECTICUT FEBRUARY 11, 2020

