

## 2 Trefoil Drive, Trumbull, CT

PRICE REDUCTION: Industrial Flex Space for Lease: \$8.00/SF NNN



**Industrial Flex Space for Lease in the Trefoil Business Park in Trumbull, CT.** 12,972 SF available in this modern one-story building built in 1981. 10,025 SF of high bay warehouse space and 2,947 SF of office space. Ideal for manufacturing or warehousing. Additional space on Mezzanine overlooking warehouse area with 125 PSF loading capacity. The building has many notable features including compressed air lines, radiant heat, security system, full wet sprinkler system and 650KW generator. There are three bridge cranes (2, 3, and 5 tons), three half ton cranes, and two pads with a closed loop water system.

This high-bay building is partially furnished and situated on well-maintained grounds with abundant parking and street signage.

Close to main commuter routes. Around the corner from the Edge Fitness Club and Chip's Family Restaurant. Less than half a mile from Route 25/8 and easy access to Route 34 and 15 (Merritt Parkway), I-84 and I-95. Just 19 minutes from Sikorsky Memorial Airport and 51 minutes from Westchester Airport.

### The Site

<b>Space Available:</b>	12,972 SF
<b>Total Building Size:</b>	45,359 SF
<b>Land:</b>	5.03 Acres
<b>Real Estate Taxes:</b>	\$1.60/SF (2018)
<b>Zoning:</b>	IL-2
<b>Year Built:</b>	1981
<b>Stories:</b>	One
<b>Tenancy:</b>	Multiple

### Features

<b>Parking:</b>	Abundant
<b>Ceiling Height:</b>	14' to 25'
<b>Loading:</b>	One 12' x 16' Drive-in door
<b>Amenities:</b>	Signage, Air Lines. Separate Men's and Women's Restrooms

### Utilities

<b>Water/Sewer:</b>	City
<b>Heating:</b>	Gas
<b>Power:</b>	1000 amp, 277-480 volts

### Contact

**Jon Angel**  
 President  
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## 2 Trefoil Drive, Trumbull, CT

### Photo Gallery



12,972 SF Available



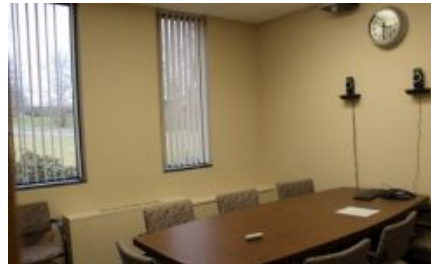
Street Signage and Abundant Parking



One Drive-In Door



Multiple Cranes



Conference Room



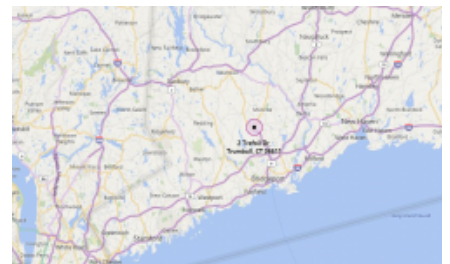
Interior Office Space



Partially Furnished



Kitchen



Close to Main Commuter Routes

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Location MAP

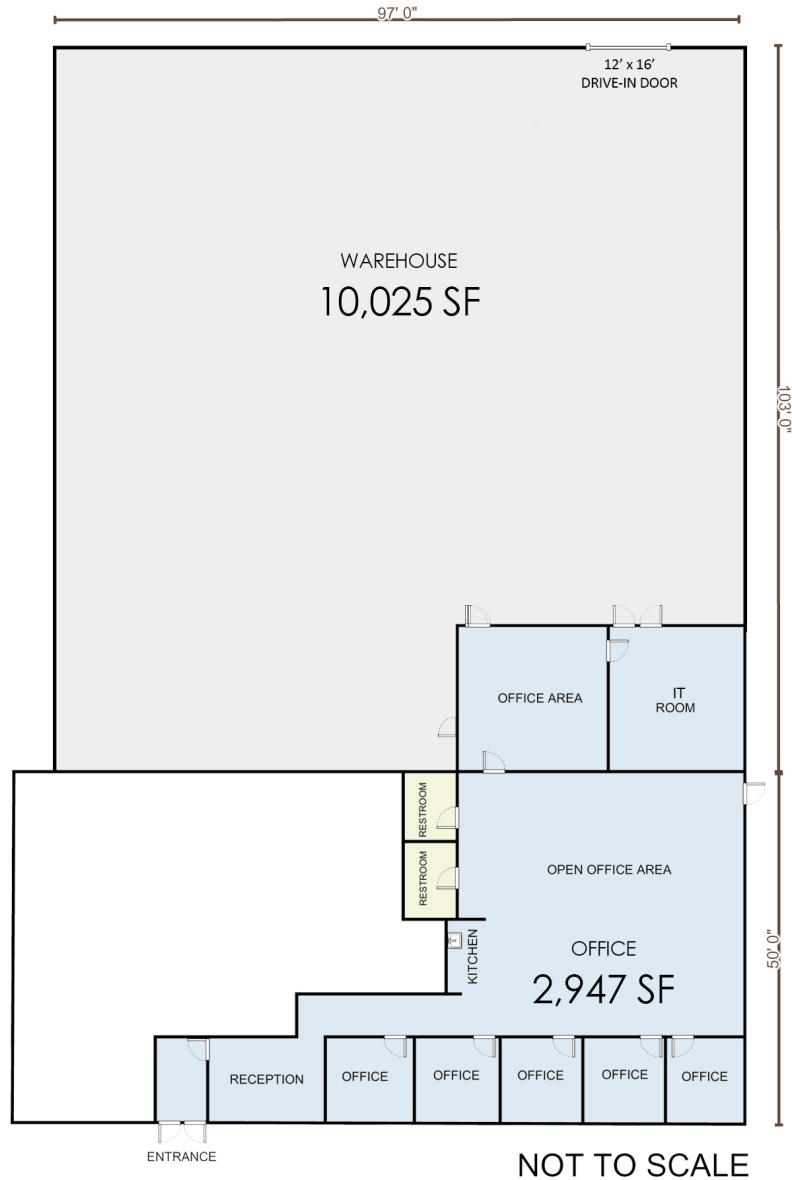


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## 2 Trefoil Drive, Trumbull, CT FLOOR PLAN



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