

## 365 Hathaway Drive, Stratford, CT 06615

Industrial Property in a Designated Opportunity Zone for Sale at \$780,000.00



**Industrial Property in a Designated Opportunity Zone for Sale:** 5,000 SF freestanding building with clear-span construction, drive-thru access with two 14' drive-in doors, 20' to 21' 7" ceiling heights, and a large fenced and paved yard on .66 acres in a Light Industrial District (MA).

On the corner of Hathaway Drive and Garfield Avenue. Near the FedEx Ship Center, Enterprise Rent-A-Car, and the Porter & Chester Institute. Located .3 miles from the Coastal Link Bus Stop at Honeyspot Road and Benton Street, .8 miles from I-95, Exit 30 (Lordship Boulevard), and 1.4 miles from Sikorsky Memorial Airport.

### The Site

Space Available:	5,000 SF
Total Building Size:	5,000 SF
Land:	0.66 acres
Real Estate Taxes:	\$12,110.45 (2018)
Zoning:	Light Industrial District (MA)
Year Built:	1995
Construction:	Steel
Stories:	One
Tenancy:	Single

### Features

Parking:	Abundant
Ceiling Height:	20' to 21' 7"
Loading:	Two 14' drive-in doors
Amenities:	Clear span construction, Drive-thru access, Paved & fenced yard

### Utilities

Water/Sewer:	City/City
Heating:	Gas
Power:	200 amps, 3-phase

### Contact

**Jon Angel**  
 President  
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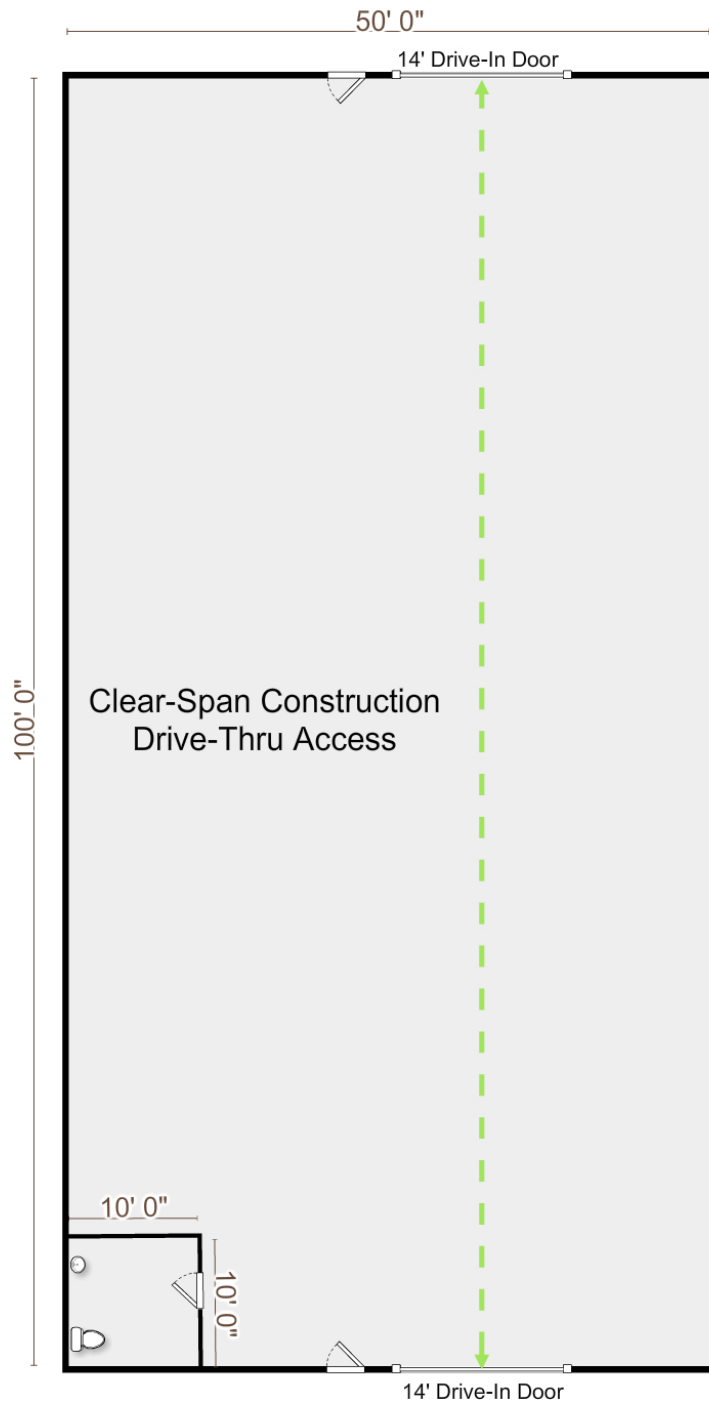
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For Sale

365 Hathaway Drive

Floor Plan – NOT TO SCALE

Stratford, Connecticut 06615



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