

305 Hathaway Drive, Stratford, CT 06615

Industrial/Flex Space For Lease: \$11.00/SF NNN



Industrial/Flex Space for Lease Conveniently Located off I-95: 10,870 SF of industrial/flex space with 11.5'-18.5' ceiling height and abundant parking. Previously occupied by a children's recreation facility, the space shares this 40,476 SF building with the Porter and Chester Institute. It is currently configured as two oversized rooms, three meeting rooms, three private offices, reception area, and two restrooms. The space can be retrofitted to fit many businesses including but not limited to industrial, fitness, and education.

Neighbors include Fed Ex Ship Center, UPS, Dunkin' Donuts, and Raymour & Flanigan Distribution Center. Located .4 miles from the Coastal Link Bus Stop at Honeyspot Road and Benton Street, 1 miles from I-95, Exit 30 (Lordship Boulevard), and 1.6 miles from Sikorsky Memorial Airport.

The Site

Space Available:	10,870 SF
Total Building Size:	40,476 SF
Land:	3.82 acres
Real Estate Taxes:	\$4.68/SF (2019)
Zoning:	Light Industrial District (MA)
Year Built:	2006 (Eff Year Built: 2011)
Construction:	Concrete/Cinder
Stories:	One Story with Mezzanine Level
Tenancy:	Multiple

Three Mile Demographics

Population:	92,414
Median HH Income:	\$42,663

Features

Parking:	174 Spaces
Ceiling Height:	11.5' - 18.5'
Amenities:	Wet Sprinkler System Security System Separate Men's & Women's Restrooms

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	2400 amps, 3-phase, 4 wire

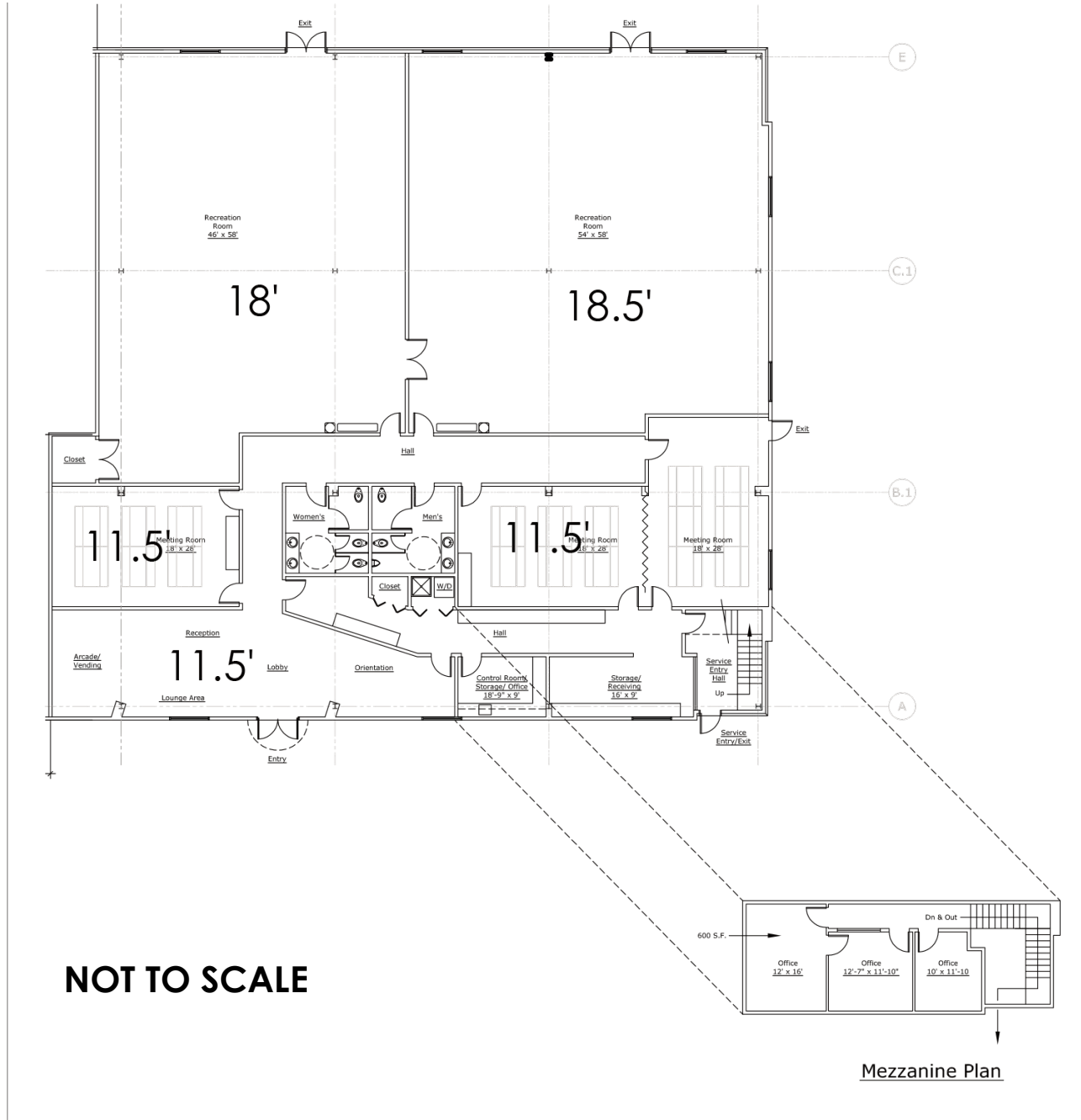
Five Mile Demographics

Population:	219,318
Median HH Income:	\$53,628

No warranty or 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.

305 HATHAWAY DRIVE, STRATFORD, CT

10,870 SF FLOOR PLAN



No warranty or 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.