

INVESTMENT OPPORTUNITY: Fully Leased Industrial Warehouse for Sale

350 Long Beach Boulevard
Stratford, Connecticut 06615



For Sale at \$5,768,153.00

- ▶ Fully leased 55,200 SF Industrial Building for Sale in Stratford, CT - Minutes from I-95.
- ▶ Built in 2001, this one-story fireproof low maintenance steel building is situated on 4.24 acres in the Stratford Executive Park.
- ▶ The building features a 24' ceiling height, twelve loading docks, and one drive-in door.
- ▶ The projected 2019 Net Operating Income is \$418,566.00 with a Cap Rate of 7.27%.
- ▶ Near Dunkin' Donuts, Duchess Restaurant, Enterprise Rent-A-Car, UPS, FedEx Ship Center & Home Delivery, and Wag Central. Located 1.2 miles from I-95, Exit 30 (CT-113 N/Lordship Blvd), 1.8 miles from Igor Sikorsky Memorial Airport, and 2.9 miles from the Bridgeport Metro North train station.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

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Investment Opportunity - Fully leased 55,200 SF Industrial Building for Sale in Stratford, CT - Minutes from I-95. Built in 2001, this one-story fireproof steel low maintenance building is situated on 4.24 acres in the Stratford Executive Park. It features a 24' ceiling height, twelve loading docks, and one drive-in door. The projected 2019 Net Operating Income is \$418,566.00 with a Cap Rate of 7.27%.

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The Site

Total Building	55,200 SF
Size: Land:	4.24 acres
Real Estate Taxes:	\$106,687.74 (2019)
Zoning:	MB
Year Built:	2001
Construction:	Fireproof Steel
Stories:	One
Tenancy:	Five

Financial Information

2019 NOI:	\$418,566.00
Cap Rate:	7.27%

Features

Parking:	2.5 per 1,000 SF
Ceiling Height:	24'
Floor Load:	6" Concrete slab on grade; 400 lbs/sf
Column Spacing:	44' – 50' bays
Loading:	12 Loading Docks, 1 Drive-in Door
Amenities:	Full HVAC in office with gas-fired heat, Fiber optics and cable services available, 100% wet sprinkler system with alarm notification 24/7/365

Utilities

Water/Sewer:	City/City
Heat:	Gas
Power:	1,400 amps/480 & 277v/3ph

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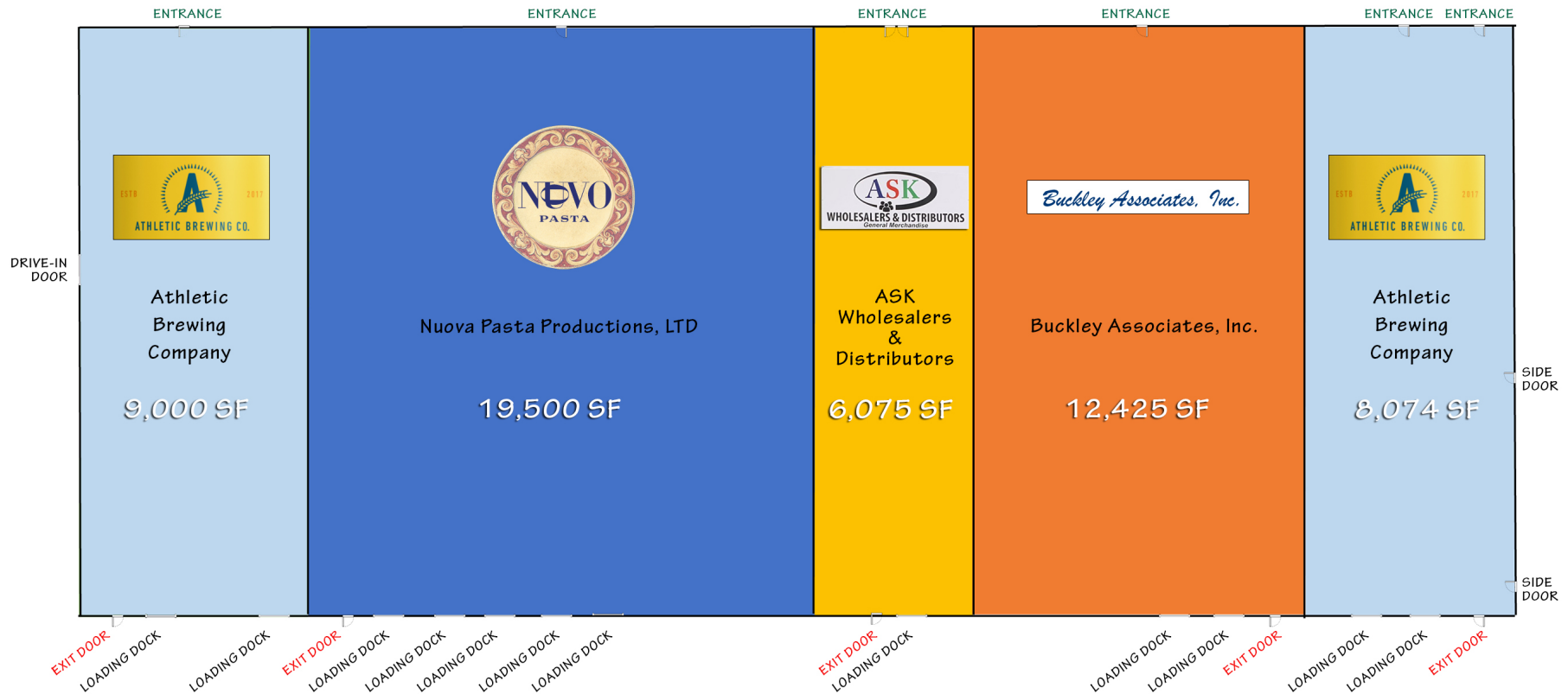


For Sale

Tenant Stacking Plan

350 Long Beach Boulevard

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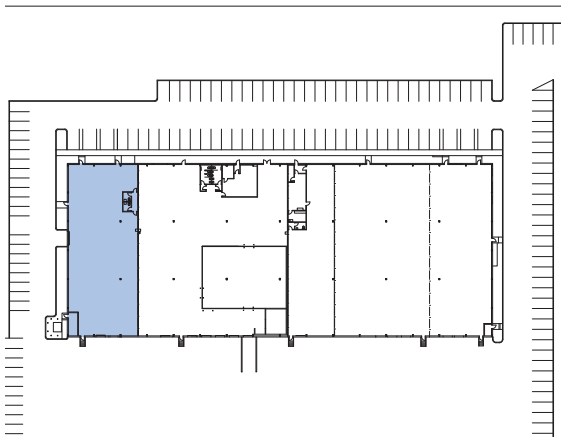
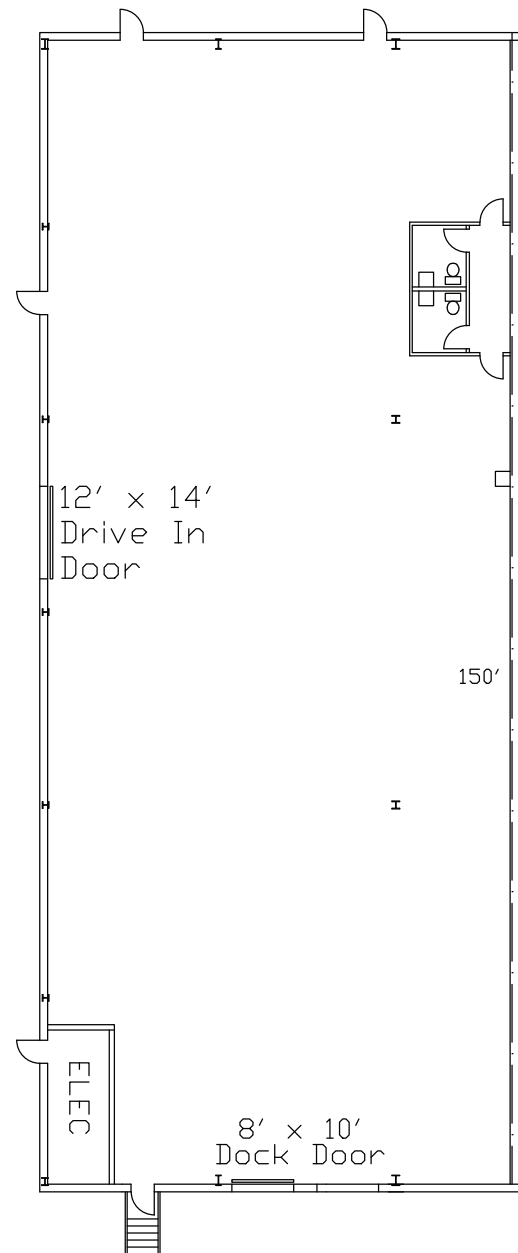
For Sale

9,000 SF Space Plan

350 Long Beach Boulevard

Stratford, Connecticut 06615

- 100% Warehouse with 24' clear height
- (1) 12'x14' Drive-In Door and (1) 8'x10' Dock Door
- Separate utilities, mechanical systems and restrooms for tenants exclusive use
- No interior common areas and minimal loss factor



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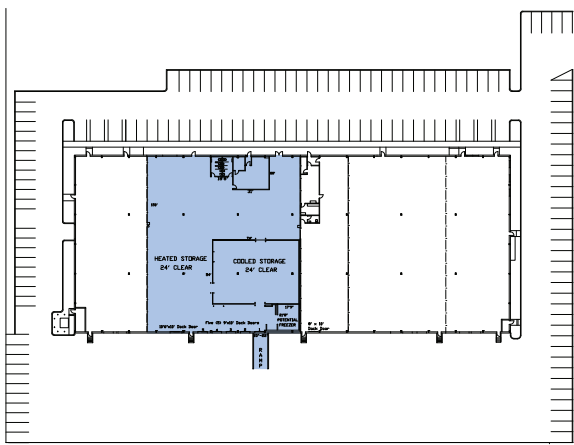
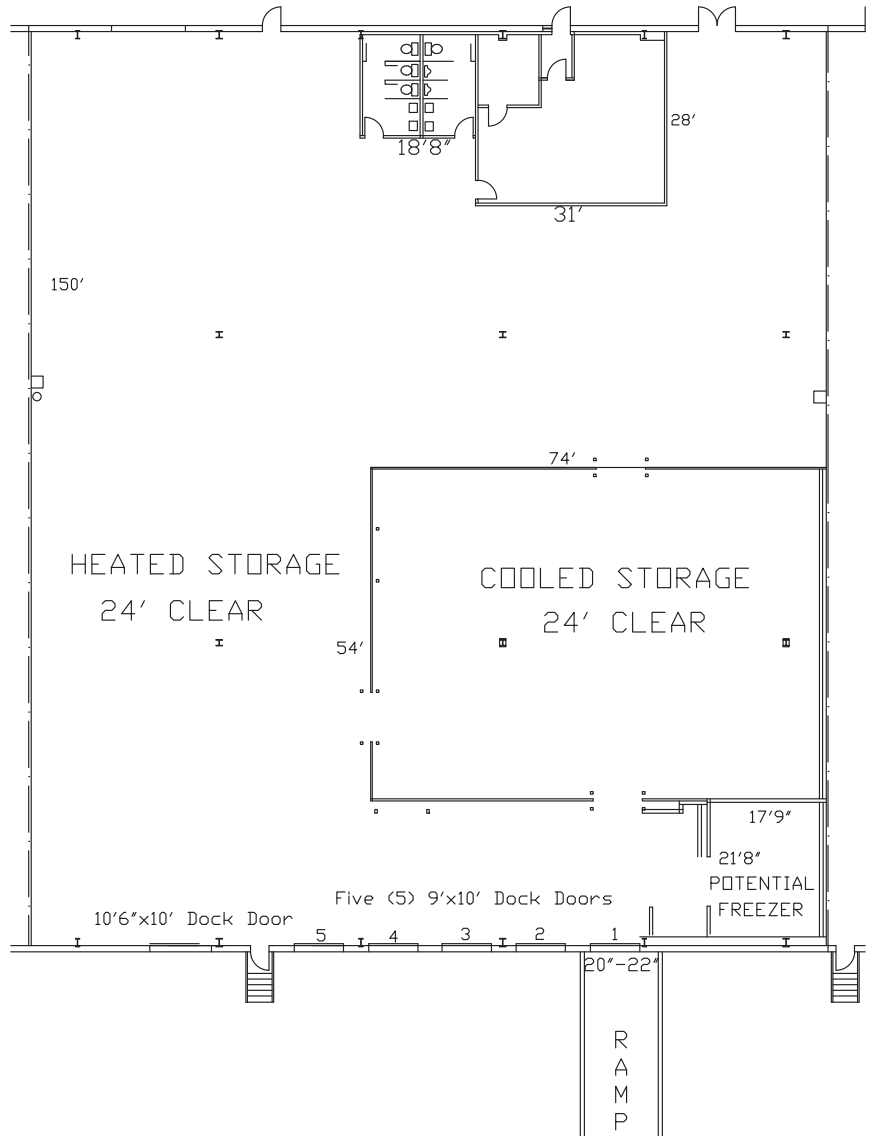
For Sale

19,500 SF Space Plan

350 Long Beach Boulevard

Stratford, Connecticut 06615

- 95% Warehouse with 24' clear height
- (6) Dock Doors
- 4,000 SF Cooled and 400 SF freezer Storage
- Separate utilities, mechanical systems and rest rooms for tenants exclusive use
- No interior common areas and minimal loss factor



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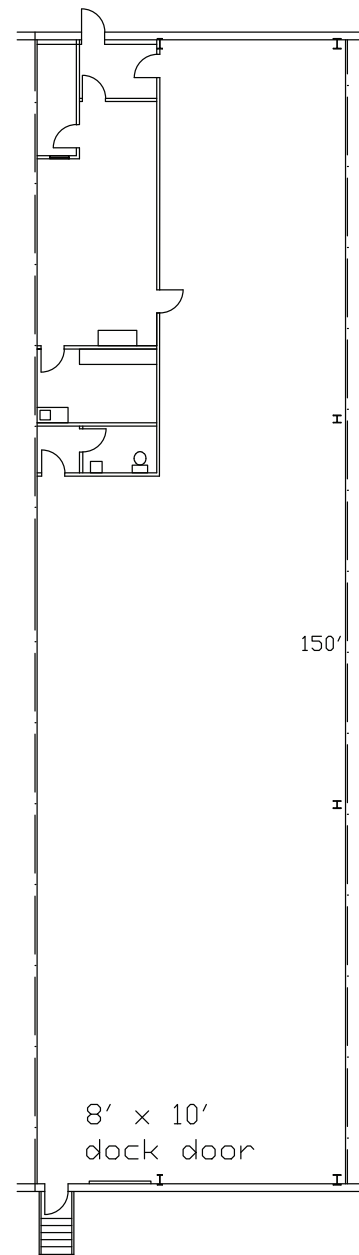
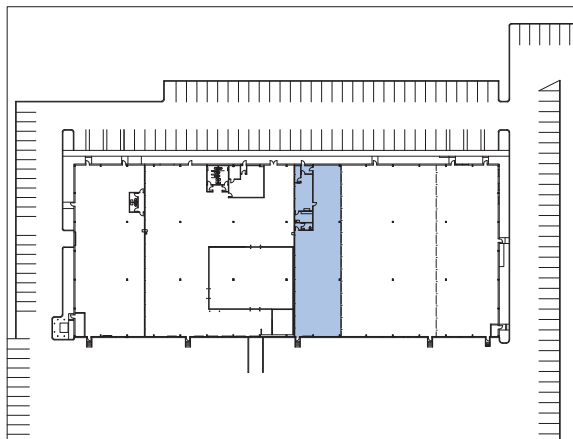
For Sale

6,075 SF Space Plan

350 Long Beach Boulevard

Stratford, Connecticut 06615

- **85% Warehouse space with 24' clear height, 15% Office**
- **(1) 8'x10' Dock Door**
- **Separate utilities, mechanical systems and rest rooms for tenants exclusive use**
- **No interior common areas and minimal loss factor**



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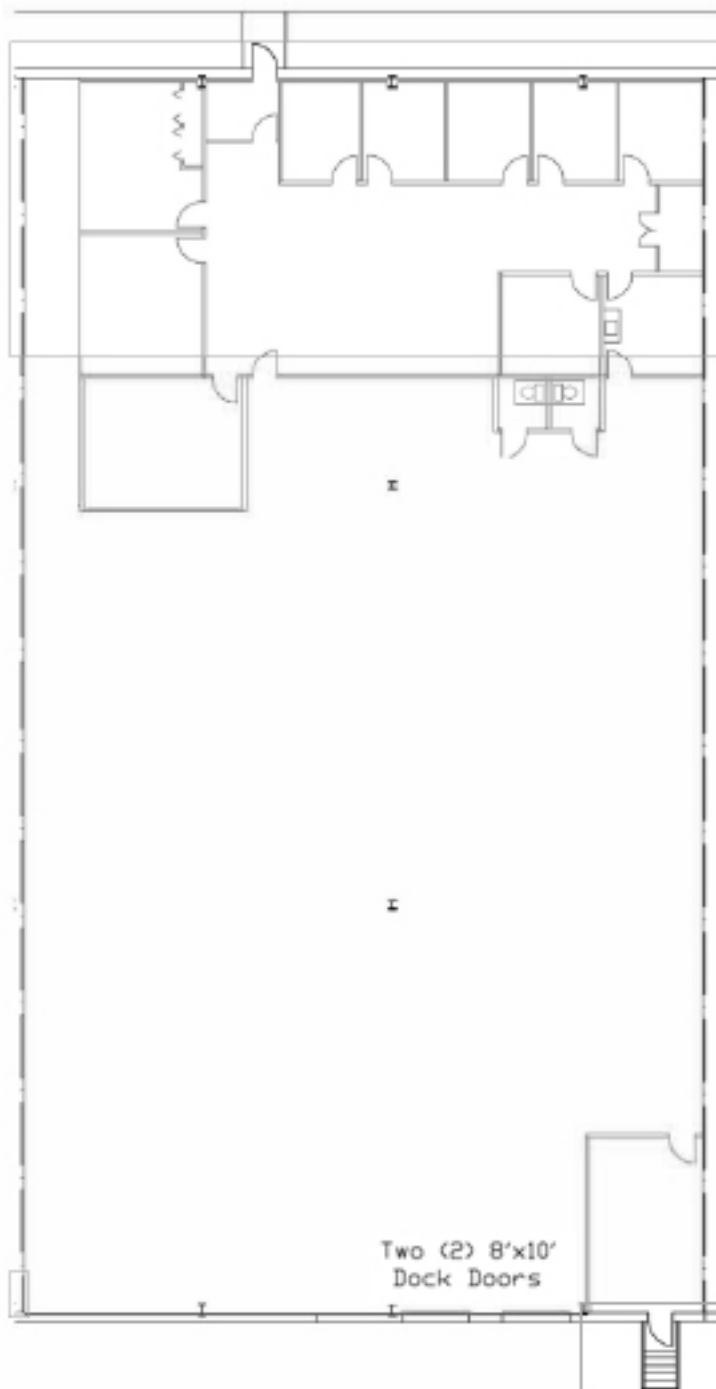
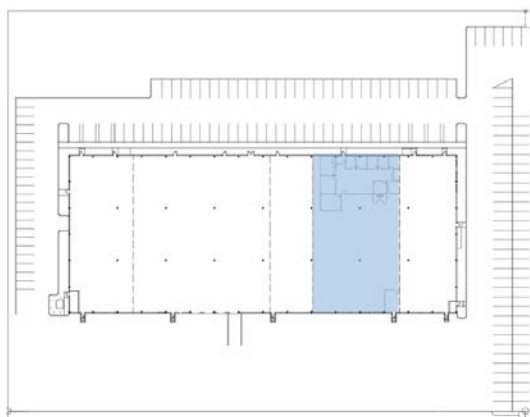
For Sale

12,425 SF Space Plan

350 Long Beach Boulevard

Stratford, Connecticut 06615

- **75% Warehouse with 24' clear height, 25% Office**
- **(2) 8'x10' Dock Doors**
- **Separate utilities, mechanical systems and rest rooms for tenants exclusive use**
- **No interior common areas and minimal loss factor**



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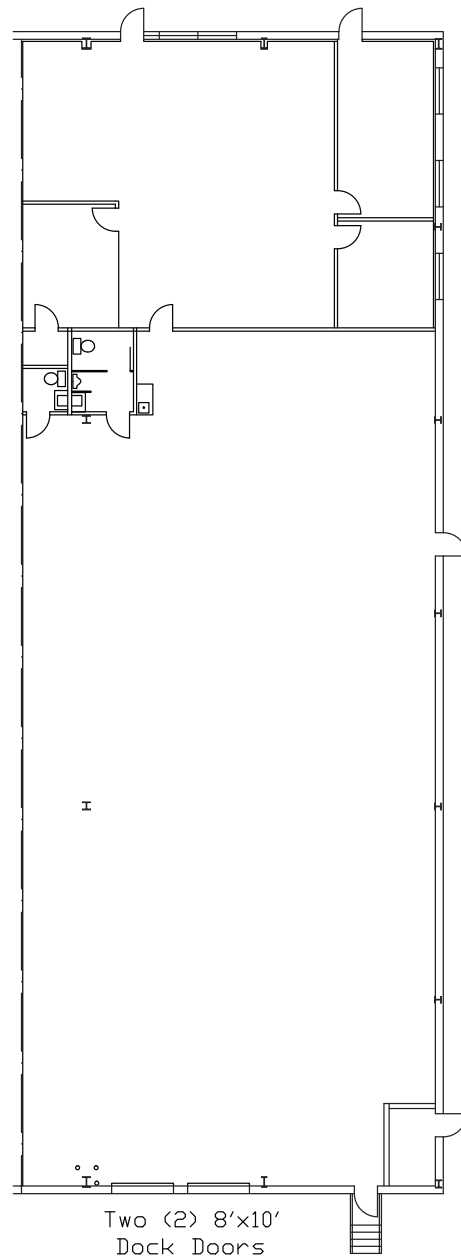
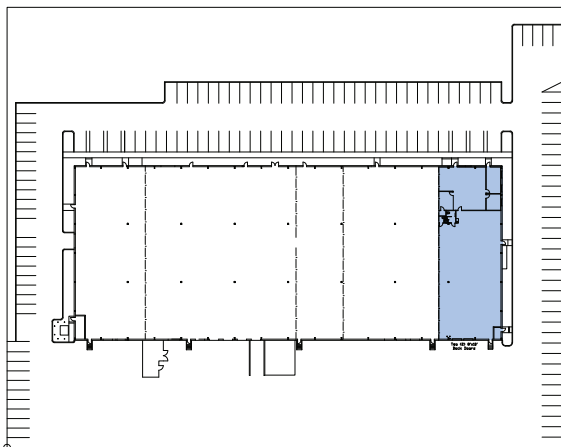
For Sale

8,074 SF Space Plan

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- **75% Warehouse with 24' clear height, 25% Office**
- **(2) 8'x10' Dock Doors**
- **Separate utilities, mechanical systems and rest rooms for tenants exclusive use**
- **No interior common areas and minimal loss factor**

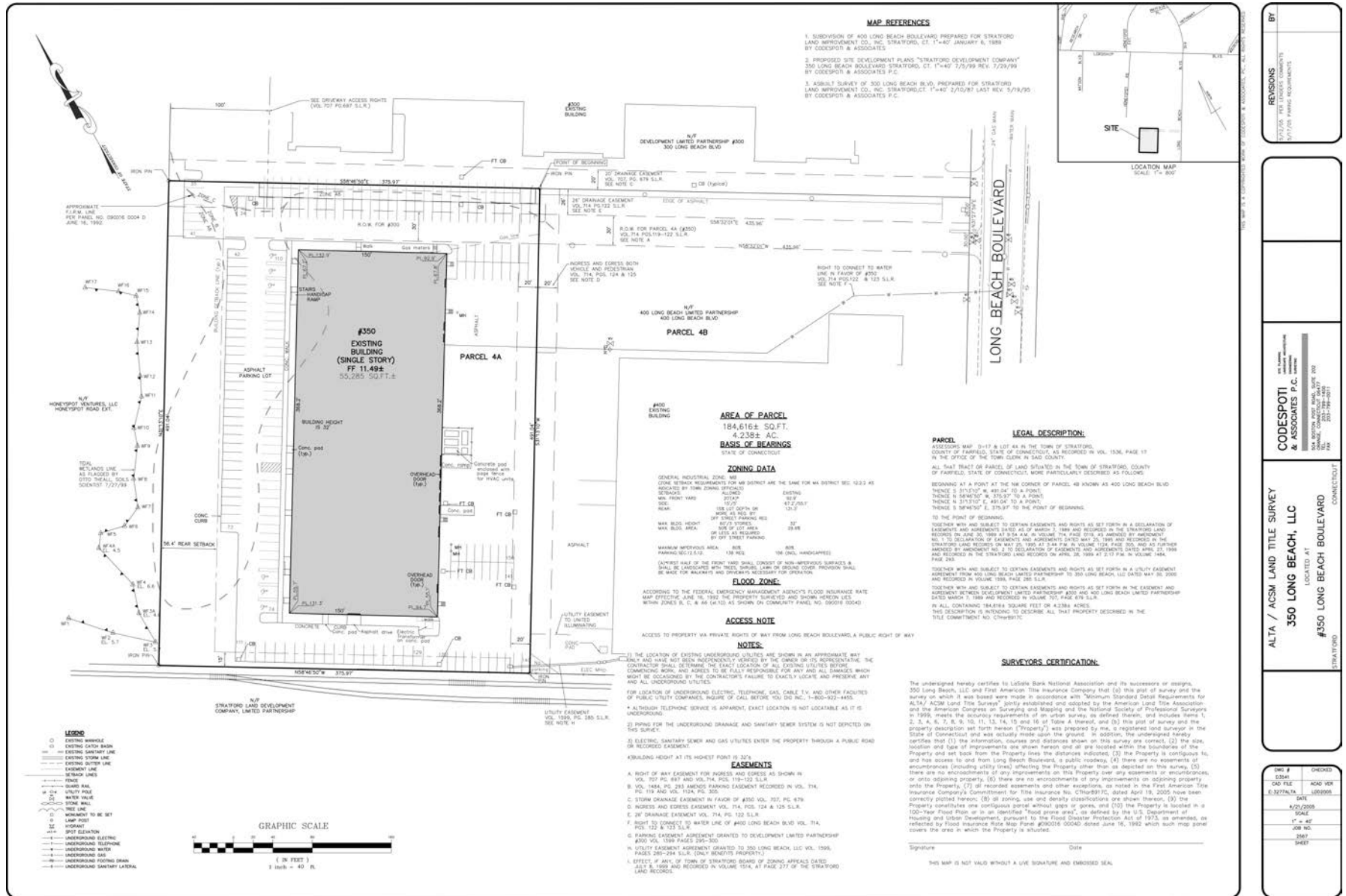


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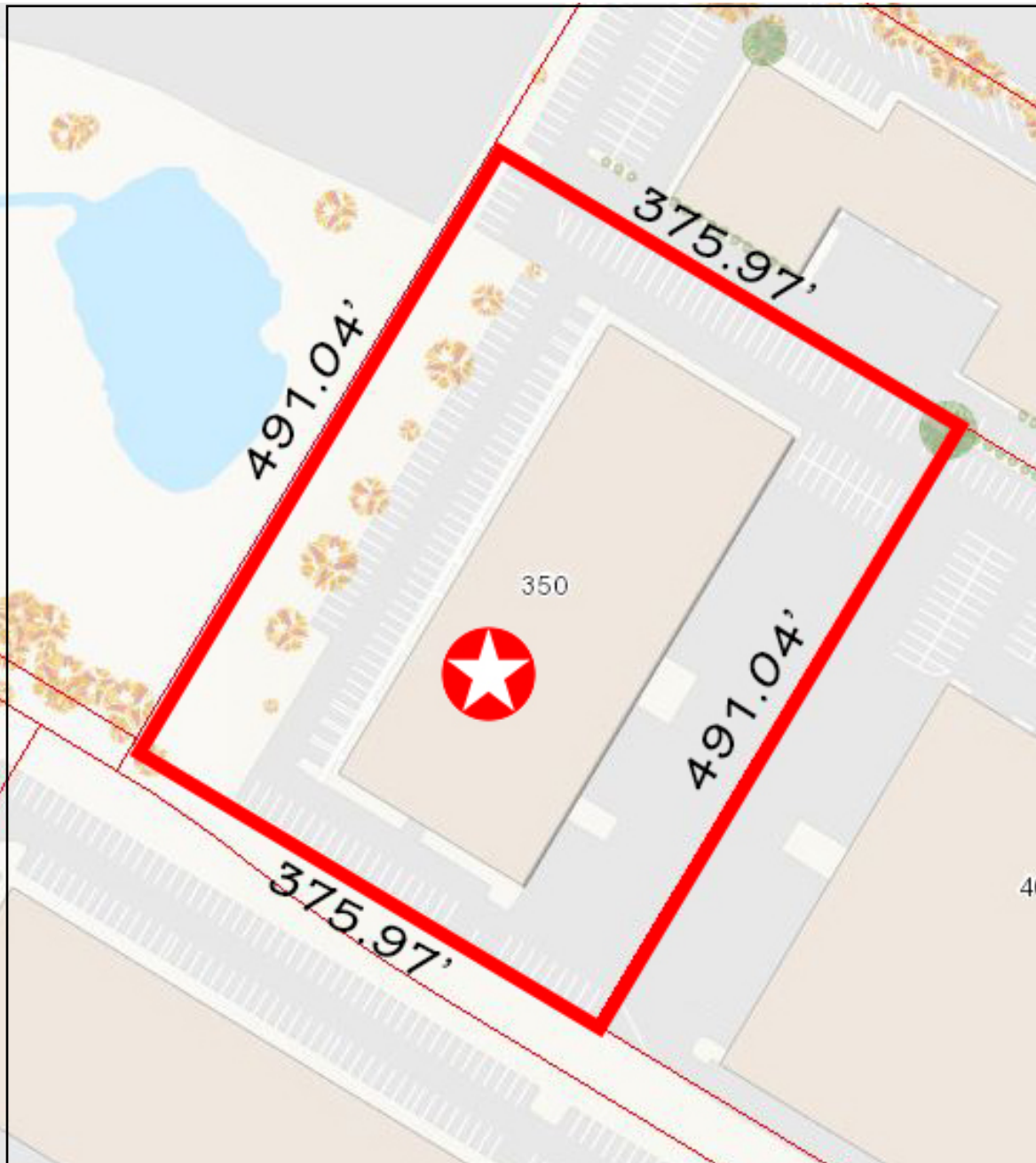
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4.24 Acres

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For Sale

Location Map

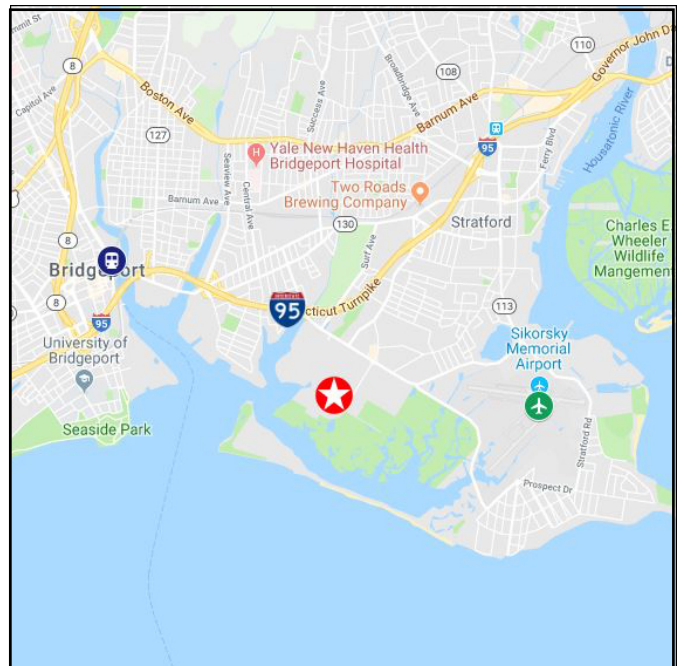
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General Industrial District (MB)

For complete zoning regulations, please visit the Town of Stratford website.



SECTION 11. GENERAL INDUSTRIAL DISTRICTS, MB

11.1 Uses Permitted

11.1.1. Any use permitted in a Light Industrial District, without the requirement of enclosure but subject to the provisions of section 10.2.

11.1.2. Saw or planing mill.

11.1.3. Blacksmith shop.

11.1.4. Glass manufacture.

11.1.5. Pulp, paper, cardboard or building board manufacture.

11.1.6. Rag or bag cleaning establishments.

11.1.7. Any use customarily accessory to a permitted use.

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the town of Stratford's website.

11.2 Uses permitted in General Industrial Districts more than 500 feet from the boundary of a residence or commercial district

11.2.1. Manufacture and storage of such chemicals as shall be declared by the town health officer and the town fire chief as not dangerous to the public health and safety, off the premises.

11.2.2. Blast furnaces, foundries, metal fabricating plants, rolling mills, boiler works and drop forges.

11.2.3. Manufacture of bricks, cement products, tile and terra cotta.

11.2.4. Bulk storage of petroleum products.

11.2.5. Manufacture and treatment of rubber products.

11.2.6. Public utility power plant.

11.2.7. Fish or meat smoking, curing or canning.

11.2.8. Recycling Processing Facility when approved as a Special Case under Section 20 of these regulations.

11.2.9. Any use determined by the Zoning Commission to be similar to the above in character.

11.3 Uses prohibited All other uses are prohibited, including but not limited to the following:

11.3.1. Dwellings, except as permitted in Light Industrial Districts.

11.3.2. Garbage and refuse incineration or the dumping of refuse matter not originating on the premises, except on property owned by and operated for the Town of Stratford, subject to approval by the Zoning Commission as a Special Case in accordance with Section 20 of these Regulations. (Effective 7/15/86)

11.3.3. Any manufacturing process or treatment, or storage or handling of fuel, material or waste, giving off objectionable noise, dust or vibration or noisome or noxious fumes or odors noticeable off the premises.

11.3.3.1. For recycling processing facilities, no putrescent, toxic, biomedical or hazardous wastes shall be allowed on the premises. No incineration shall be permitted on the premises and no stockpiling or storage of any materials shall be allowed outside of the enclosed building. There shall be no reprocessing, conversion or change of form except compacting, crushing, shredding or baling of such materials on the premises and all separated and sorted materials shall be transferred to other sites for final reprocessing, reclamation, conversion, incineration or other disposition.

11.3.4. Any operation creating radio or television interference noticeable off the premises.

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11.4 Reclassification of heavy industrial zones

All those areas of the Town of Stratford legally zoned as heavy industrial at the time of the adoption of these regulations are hereby included in and declared to be District MB. All uses legally existing in heavy industrial zones as conforming uses at the time of the adoption of these regulations may be continued as conforming uses at the same locations, but none may be extended except in conformance with all the requirements of these regulations for District MB.