

1265

WEST BROAD STREET
STRATFORD, CT
06615



New High-Bay Warehouse Adjacent to I-95 for Lease NOW UNDER CONSTRUCTION

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer for lease a **NEW** 231,000 SF divisible high-bay warehouse currently under construction on 14 acres of land at **1265 West Broad Street in Stratford, CT**. With immediate access to I-95, the freestanding one-story building will feature a 36'-39' clear ceiling height, 38 loading docks, two drive-in doors, and 231 parking spaces. The building is scheduled for completion in 2024.

The warehouse is being designed for one or two tenants, with prominent building signage and highway visibility.

The property is in a Light Industrial (MA) Zone.

1265 West Broad Street is adjacent to I-95 (Exit 32), 0.4 miles to the Stratford Train Station, and 3.1 miles from Sikorsky Memorial Airport. It is next to Dunkin', across the street from Cumberland Farms, and near Quality Inn & Suites and Two Roads Brewing Company.

For more information, please contact [Jon Angel](#), President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

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.

1265

WEST BROAD STREET
STRATFORD, CT
06615

Financial Information

Lease Price:	Price Upon Request
Real Estate Taxes, Insurance & CAM Expenses:	\$3.63/SF

Building Specifications

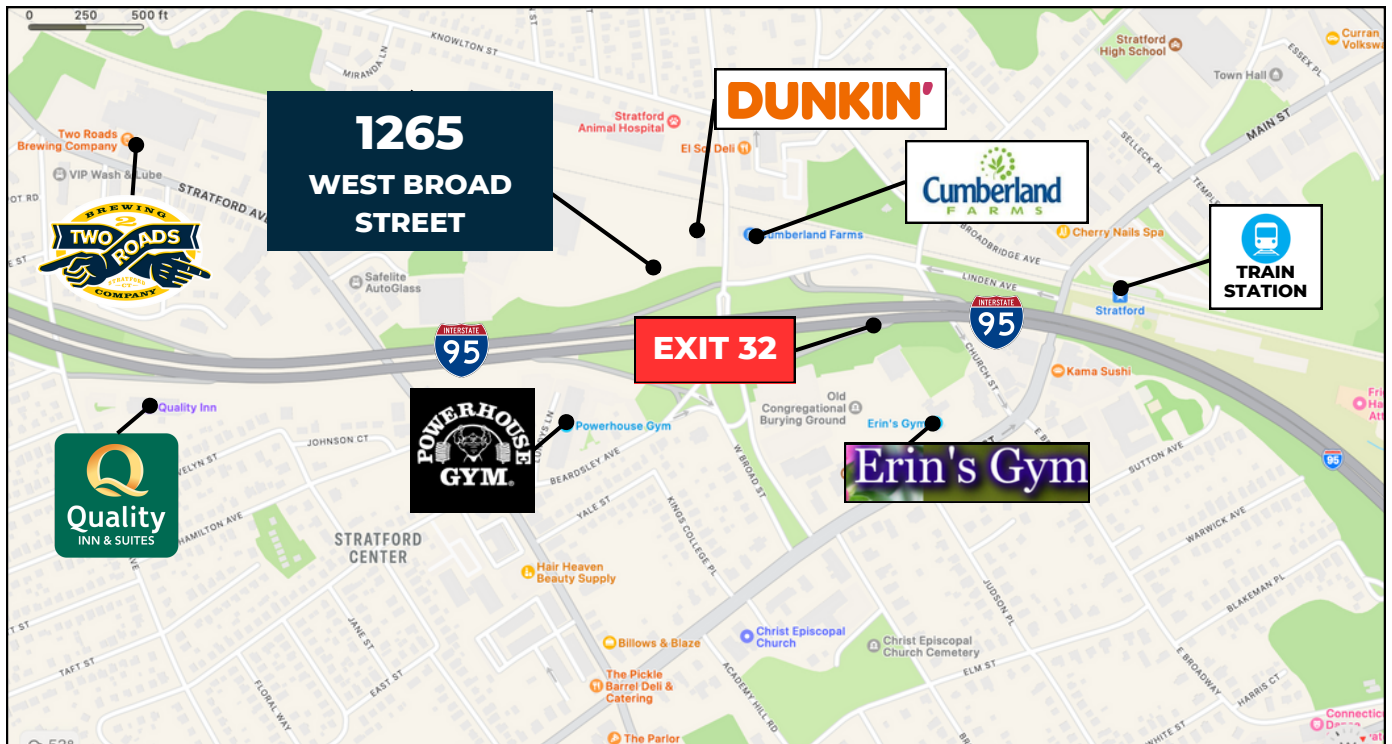
Space Available:	231,000 SF
Total Building Size:	231,000 SF
Land:	14 Acres
Zoning:	Light Industrial (MA)
Year Built:	2024
Construction:	Pre-Engineered Metal Building
Stories:	One
Tenancy:	Single or Multiple

Features

Parking:	231 Spaces
Ceiling Height:	36' - 39' Clear
Loading:	38 Loading Docks & 2 Drive-In Doors
Column Spacing:	56' x 50' with 60' Speed Bays

Utilities

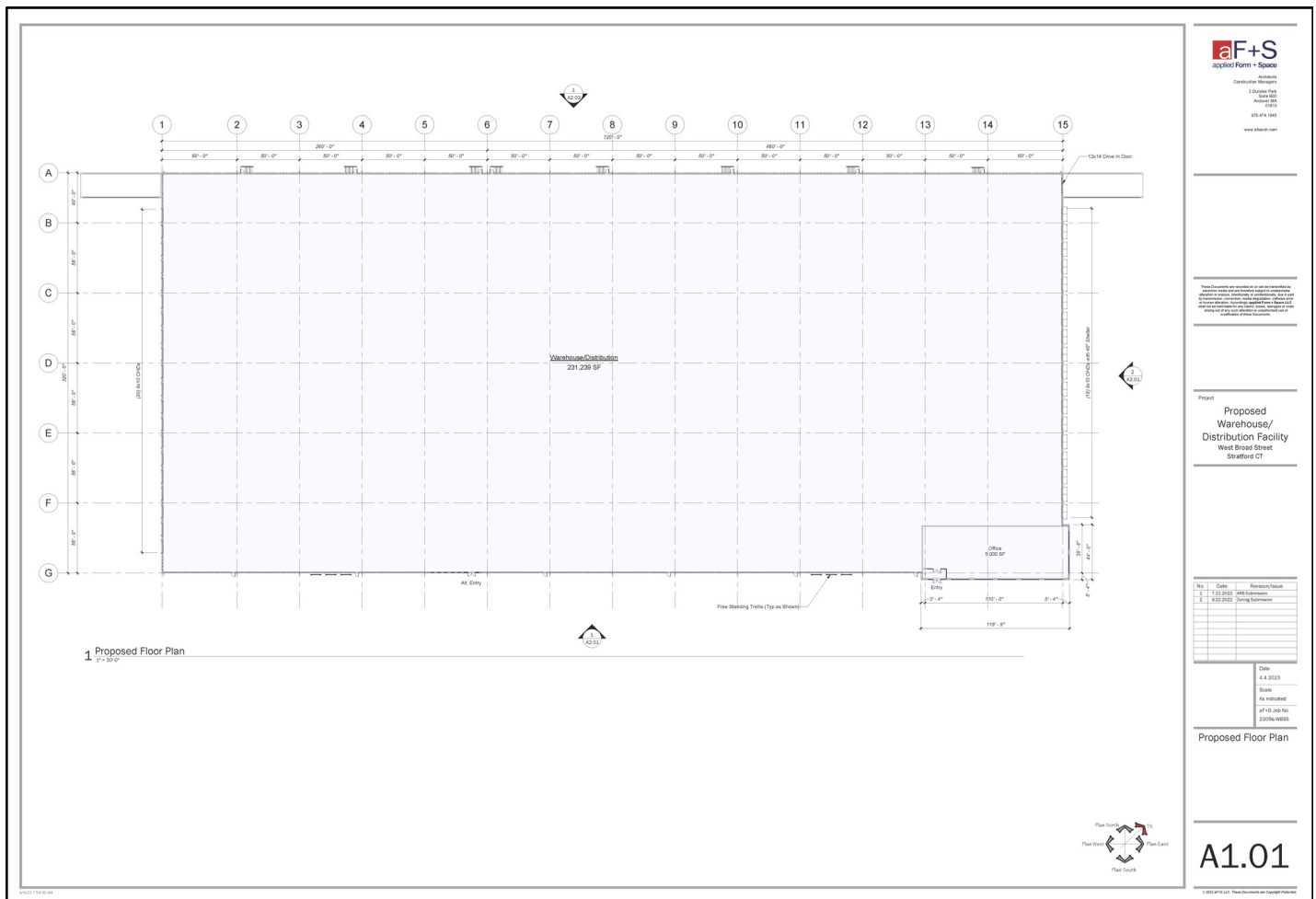
Water/Sewer:	Municipal
Gas/Electric:	Southern CT Gas, United Illuminating
Power:	2,500 Amps, 480 Volts



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.

1265 WEST BROAD STREET STRATFORD, CT 06615

Floor Plan: 231,000 SF



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.