


1265 WEST BROAD STREET STRATFORD, CT 06615





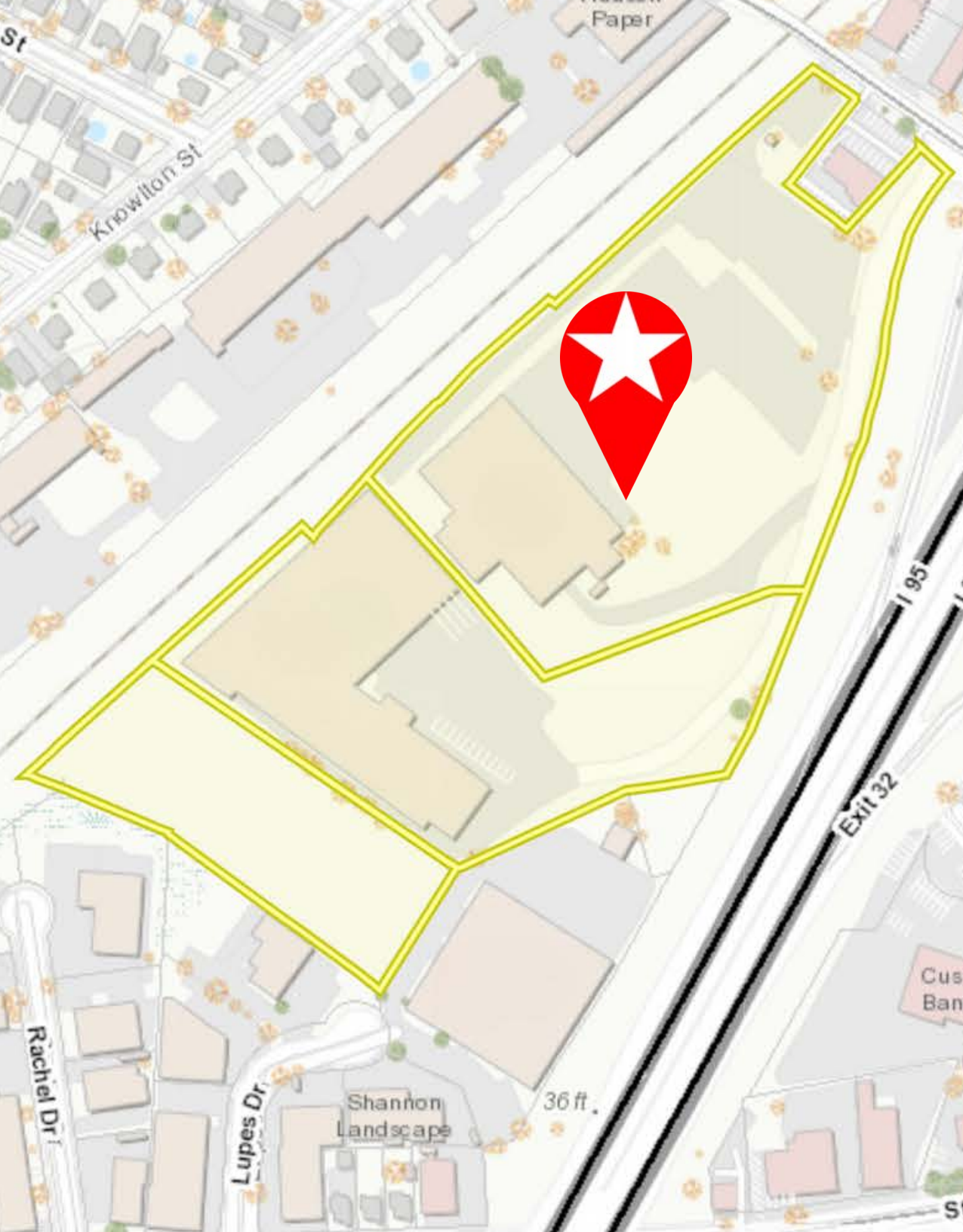
New High-Bay Warehouse Adjacent to I-95 for Lease NOW UNDER CONSTRUCTION

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.



DETAILS

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



CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



Nearby Amenities include Restaurants, Fitness Gyms, Hotels, and Retail Shops,



Minutes to I-95, Exit 32, the Stratford Metro-North Train Station, and steps to a bus stop.

PROMINENT SIGNAGE

Rendering

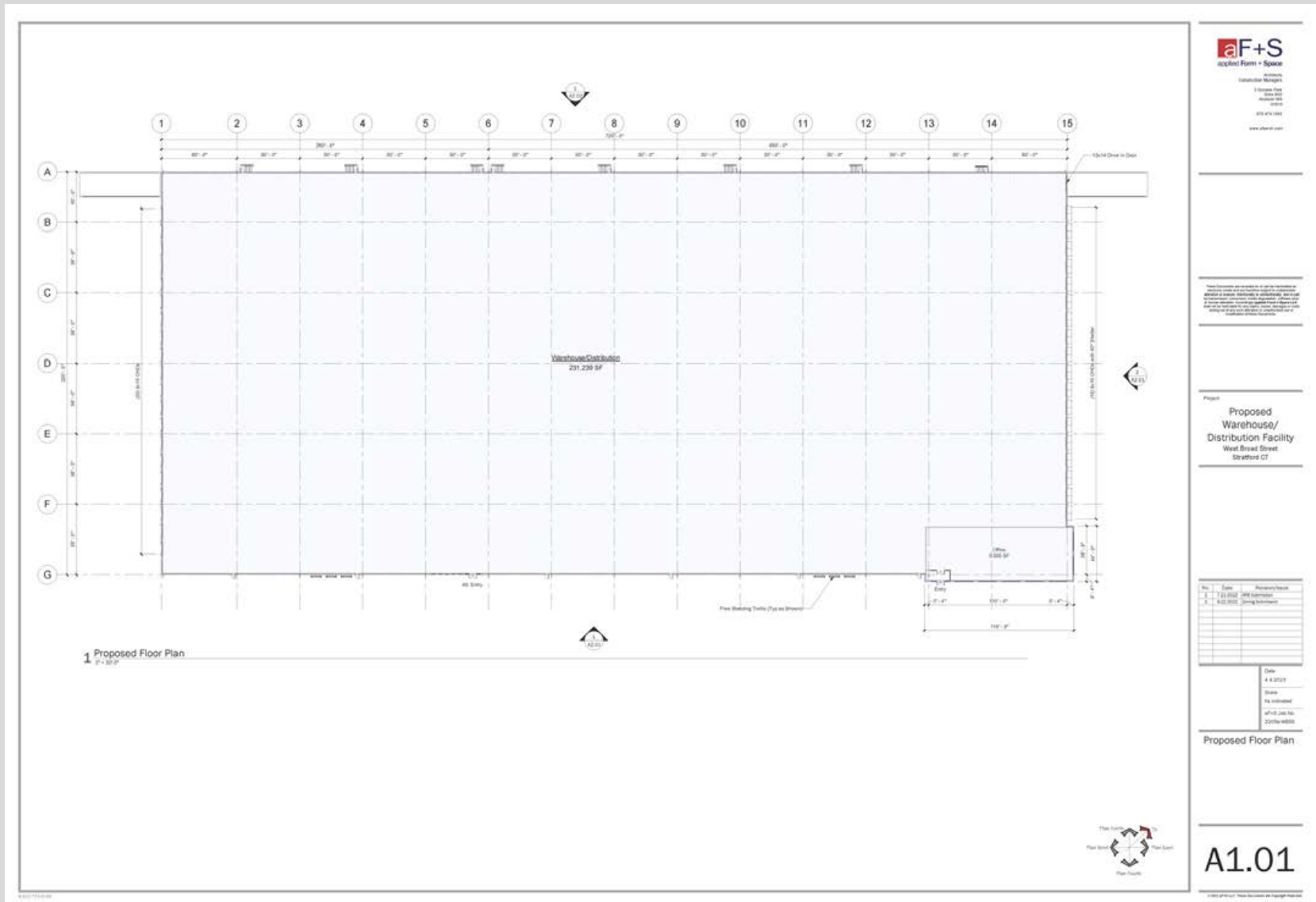






FLOOR PLAN

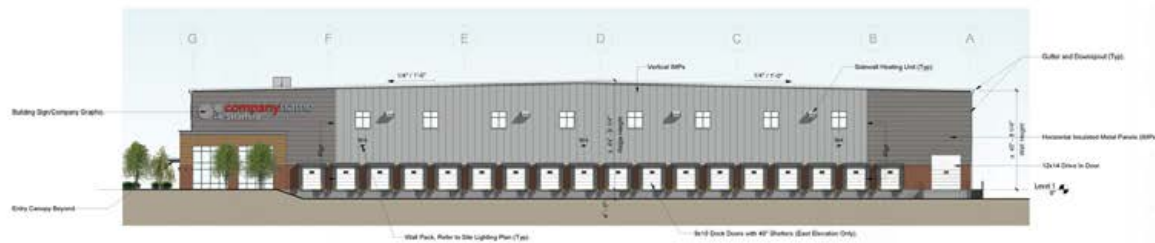
231,000 SF



SOUTH & EAST ELEVATIONS



1 Proposed South Elevation
1" = 20'-0"



2 Proposed East Elevation
1" = 20'-0"



4 Treillis Detail
3/32" = 1'-0"



3 Enlarged Office Entry
3/32" = 1'-0"



Applied Form + Space
15 Lumber Lane
Farmington, CT 06030
484-4111
www.afsusa.com

Project
Proposed Warehouse/
Distribution Facility
West Broad Street
Stratford CT

No.	Date	Revision/Notes
1	1.25.2022	Arch/Exterior
2	8.02.2022	Design/Exterior

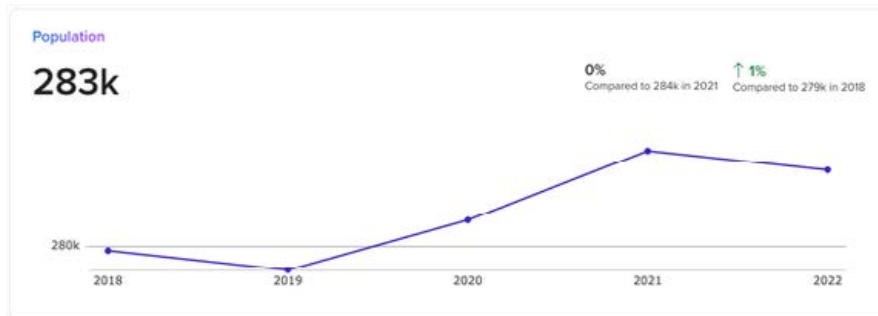
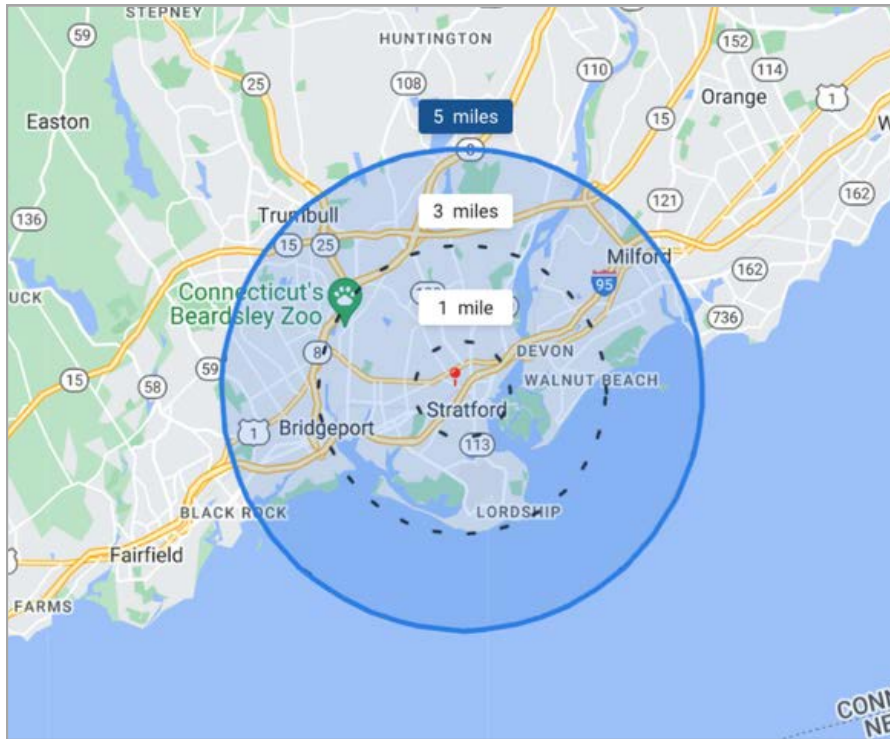


Proposed Exterior Elevations

A2.01

DEMOGRAPHICS

FIVE MILE



Household Income

\$73.2k
Median Income

\$71.1k
2028 Estimate

↓ -3%
Growth Rate



Age Demographics

41
Median Age

39
2028 Estimate

↓ -5%
Growth Rate



Housing Occupancy Ratio

12:1

12:1 predicted by 2028

Occupied (blue bar)

Vacant (purple bar)

Renter to Homeowner Ratio

1:2

1:1 predicted by 2028

Renters (purple bar)

Homeowner (blue bar)

Number of Employees

233k

Top Employment Categories



NEXT STEPS

1265 WEST BROAD STREET
STRATFORD, CT
06615



REVIEW ZONING
REGULATIONS



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LISTING



EMAIL BROKER



CALL BROKER



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