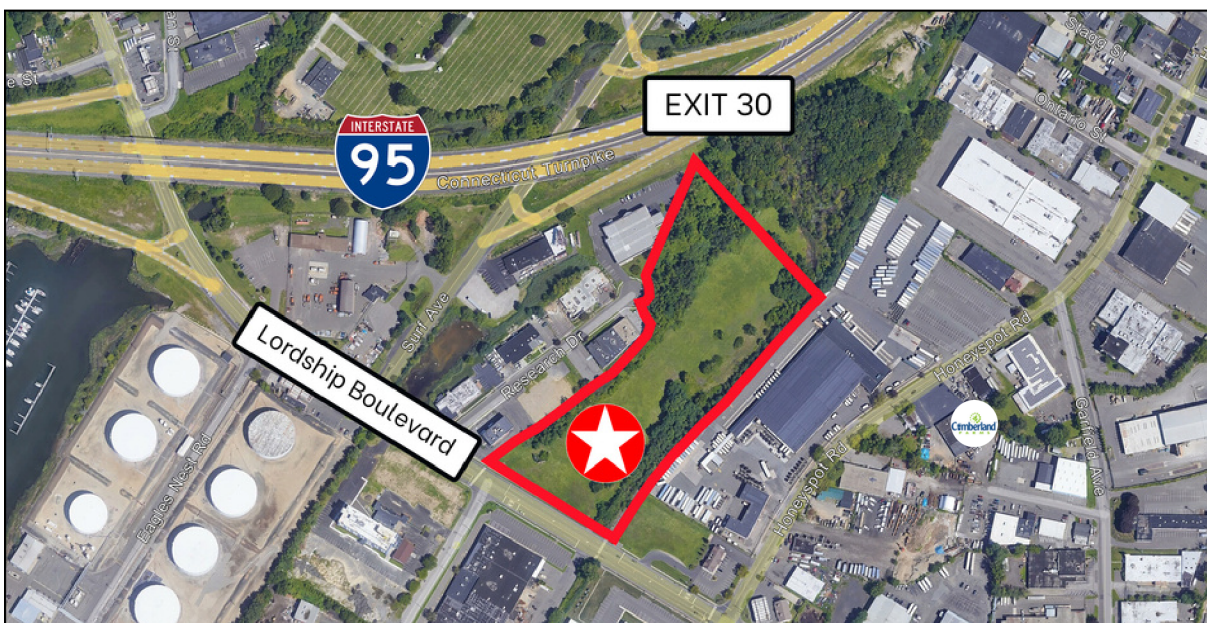


250 LORDSHIP BOULEVARD STRATFORD, CT 06615



Industrial Land Next to I-95 for Sale at \$8,800,000 Ideal for Outdoor Vehicle Storage

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer 9.25 acres of industrial land at **250 Lordship Boulevard in Stratford, CT**, for sale at \$8,800,000. Next to I-95, the property is in a high-traffic area with excellent visibility and is easily accessible with 450 linear feet of frontage on Lordship Boulevard, making it ideal for outdoor vehicle storage. In a Designated Opportunity Zone, the purchaser of this property may be eligible for significant capital gains tax benefits.

The property is in a Light Industrial District (MA) Zone, near the FedEx Ship Center, UPS, Dunkin', Raymour & Flanigan Distribution Center, and the Amazon Delivery Station.

250 Lordship Boulevard is steps from the Coastal Link Bus Stop at Lordship Boulevard and Research Drive, half a mile from I-95 (Exit 30 - Lordship Boulevard), and 1.6 miles from Sikorsky Memorial Airport.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.1.

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.

250 LORDSHIP BOULEVARD STRATFORD, CT 06615

Financial Information

Sale Price:	\$8,800,000
Real Estate Taxes:	\$92,818.22 (2022)
Eligibility:	Designated Opportunity Zone

The Site

Land:	9.25 Acres
Zoning:	Light Industrial District (MA)

Features

Traffic Count:	19,800 Average Daily Volume
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Utilities

Water/Sewer:	City/City
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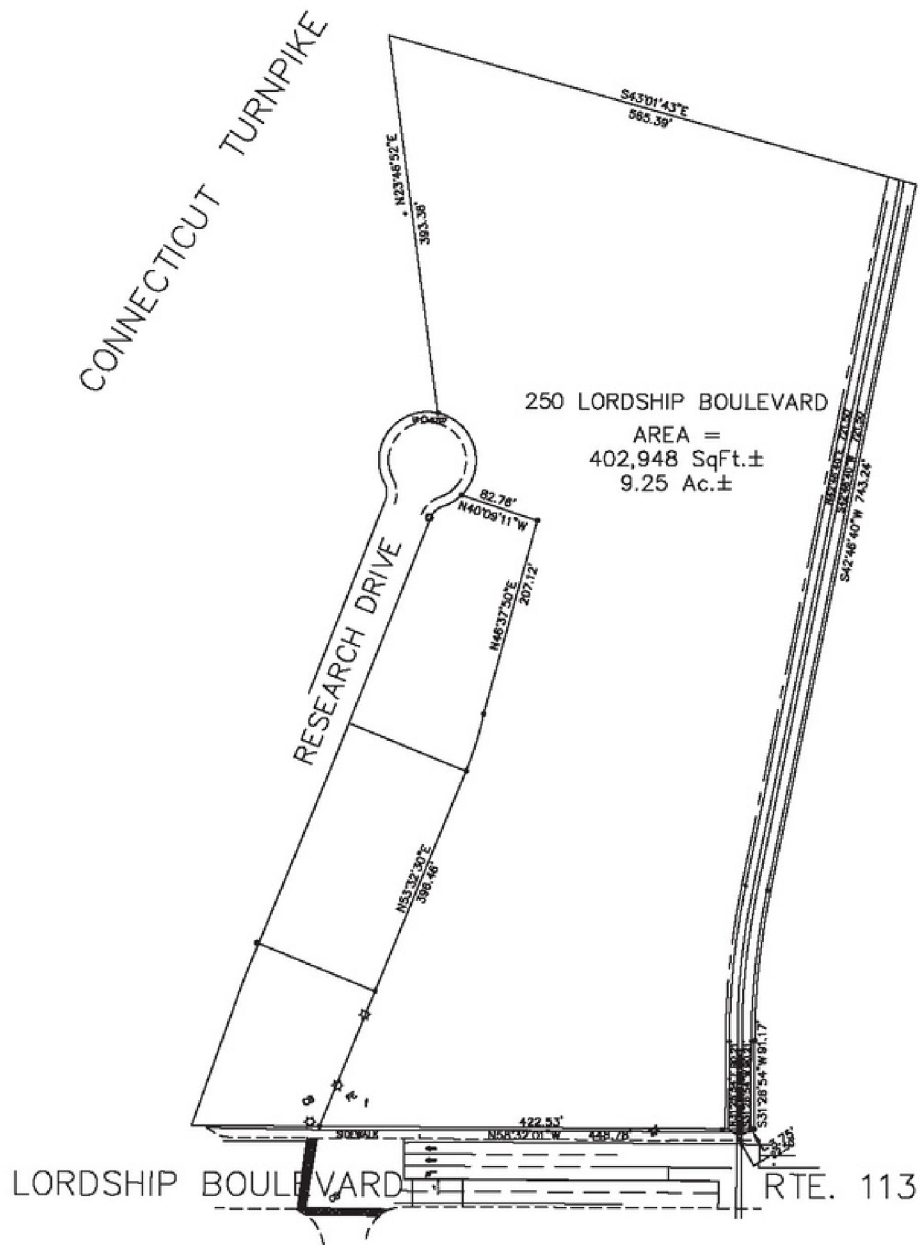
Demographics	Three-Miles	Five Miles
Population:	114K	236K
Median HH Income:	\$47.7K	\$62.9K



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Site Plan

250 LORDSHIP BOULEVARD
STRATFORD, CT 06615



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