

**150** LONG BEACH BOULEVARD  
STRATFORD, CT  
06615

**1.87**  
**ACRES**



## DEVELOPMENT OPPORTUNITY:

### Clear & Level Industrial Land Minutes to I-95 for Sale at \$1.5 Million

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer 1.87 acres of land at **150 Long Beach Boulevard in Stratford, CT**, for sale at \$1,500,000. The parcel offers a 100% clear and level topography and is ideally situated within a General Industrial (MB) Zone, featuring a 50% maximum building coverage allowance and an 80% maximum impervious area threshold.

Strategically located just minutes from I-95 between Boston and Philadelphia, the property is ideal for a distribution warehouse. Its proximity to major transportation hubs, including the nearby Sikorsky Memorial Airport for private and charter plane service and the Bridgeport Harbor Marina, ensures a wide range of shipping options for potential occupants.

Additionally, the property is surrounded by distribution companies including FedEx, UPS, and Amazon, and is close to a new self-storage facility currently under construction. Nearby amenities include restaurants, fitness gyms, car rentals, retail shops, and beaches.

150 Long Beach Boulevard is less than one mile from I-95 (Exit 30), providing convenient access for transportation of goods. The property is steps from a Greater Bridgeport Transit Bus Stop at Garfield Avenue and Lordship Boulevard, offering further connectivity.

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.

# 150 LONG BEACH BOULEVARD STRATFORD, CT 06615

## Details & Map

### Financial Information

<b>Sale Price:</b>	\$1,500,000
<b>Real Estate Taxes:</b>	\$17,365.20 (2023)

### The Site

<b>Land:</b>	1.87 Acres
<b>Zoning:</b>	General Industrial (MB)

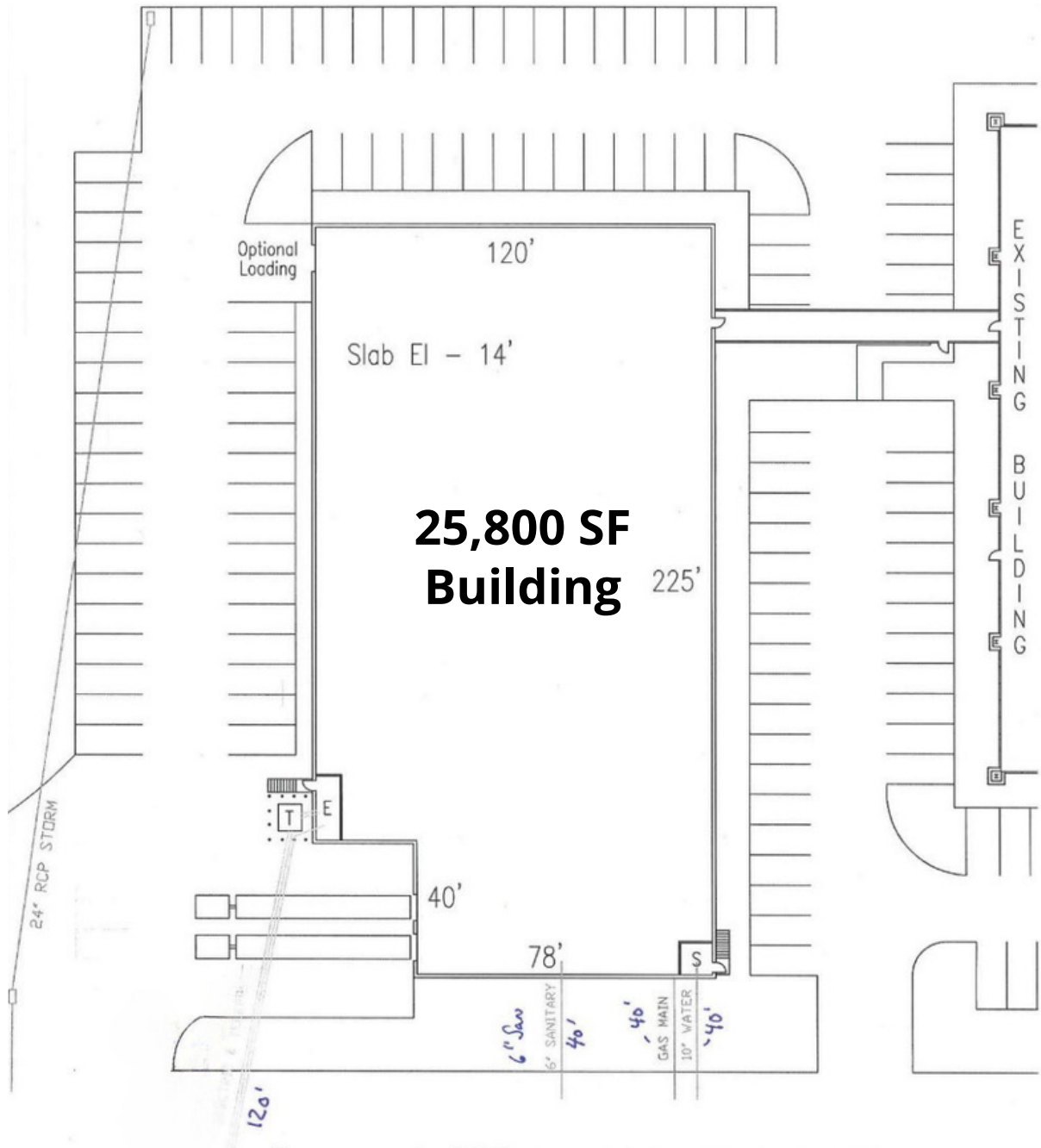
Demographics	Three Miles	Five Miles
<b>Population:</b>	131k	274k
<b>Median HH Income:</b>	62.2k	\$72.3k



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## Planned Building



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