

350 LONG BEACH BOULEVARD STRATFORD, CT 06615



ANGEL 
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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PRIME INVESTMENT OPPORTUNITY:
Fully Leased Industrial Warehouse
for Sale at \$8,529,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is offering a prime investment opportunity: a fully leased 55,200 SF industrial warehouse located at **350 Long Beach Boulevard in Stratford, Connecticut**, for sale at **\$8,529,000**. Based on the current rent roll, the **net operating income is \$511,740, reflecting a 6% capitalization rate**. The building is **100% leased** through **November 30, 2031**, providing stable and predictable cash flow. One tenant, Nuovo Pasta Productions, Ltd. has NNN leases for the entire building, significantly minimizing the landlord's expense exposure.

Situated on 4.24 acres within Stratford Executive Park, the one-story, fireproof steel building offers low-maintenance ownership and features a 24-foot clear ceiling height, twelve loading docks, and one drive-in door.

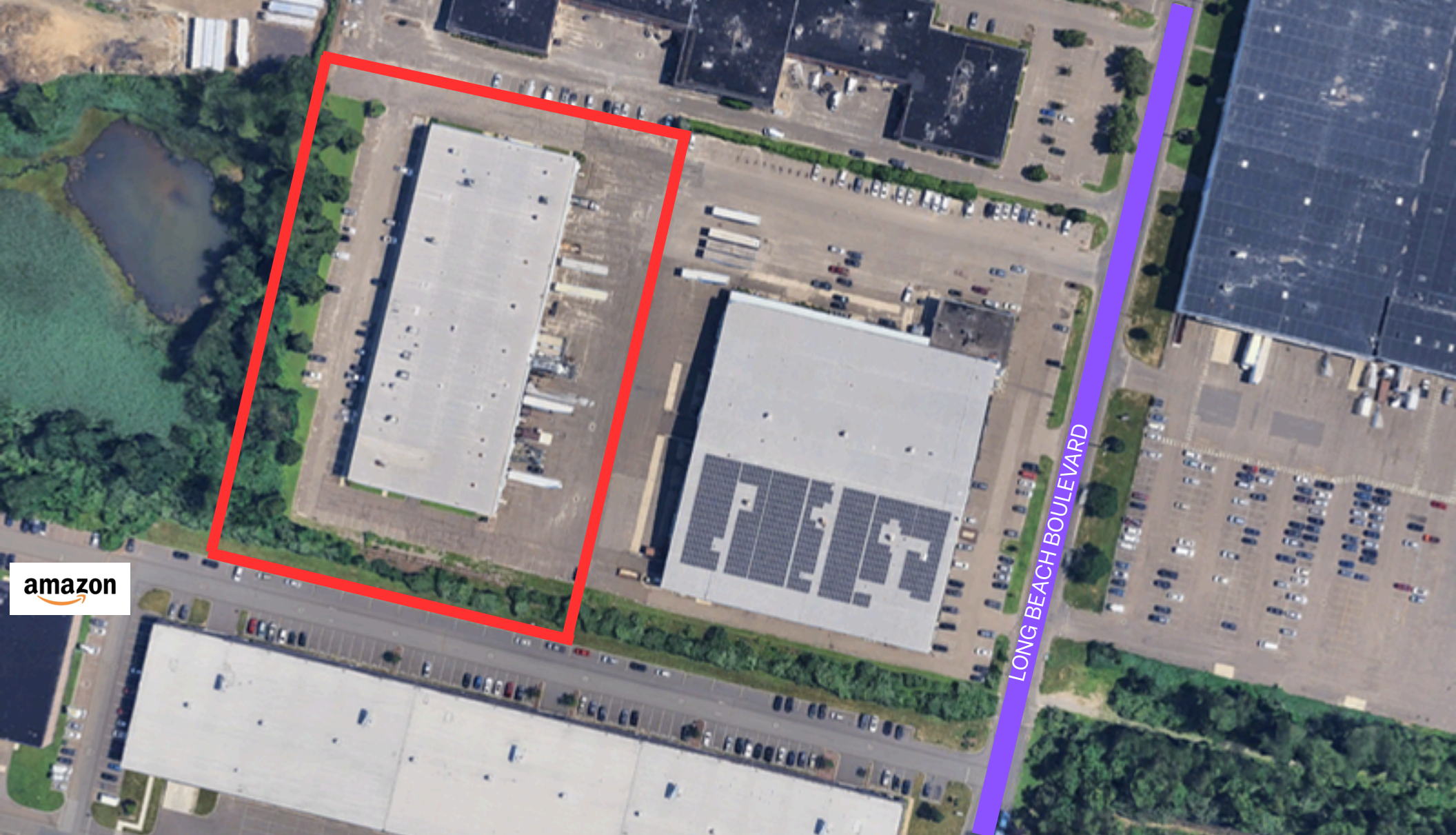
Strategically located just 1.2 miles from I-95 (Exit 30 – CT-113 N/Lordship Boulevard), the property also benefits from close proximity to major transportation hubs, including Igor Sikorsky Memorial Airport (1.8 miles) and the Bridgeport Metro-North train station (2.9 miles). This stabilized industrial asset presents a strong income-producing opportunity in a highly desirable Fairfield County location.

Financial Information	
Sale Price:	\$8,529,000
Real Estate Taxes:	\$115,548.48 (2024) – Paid by Tenant
2024 NOI:	\$511,740
2024 Cap Rate:	6%

The Site	
Total Building Size:	55,200 SF
Land:	4.24 Acres
Zoning:	Light Industrial District (MA)
Year Built:	2001
Construction:	Fireproof Steel
Stories:	One
Tenancy:	Single (Designed for 5 Tenants)

Features	
Parking:	156 Surface Spaces
Ceiling Height:	24' Clear
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 & Cable Services, 100% Wet Sprinkler System with Alarm Notification 24/7/365

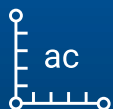
Utilities	
Water/Sewer:	City/City
A/C:	Partial
Heating:	Gas
Power:	2,000 Amps, 480/277 Volts, 3-Phase



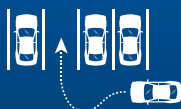
amazon

LONG BEACH BOULEVARD

PREMIER INDUSTRIAL HUB WITH ABUNDANT PARKING



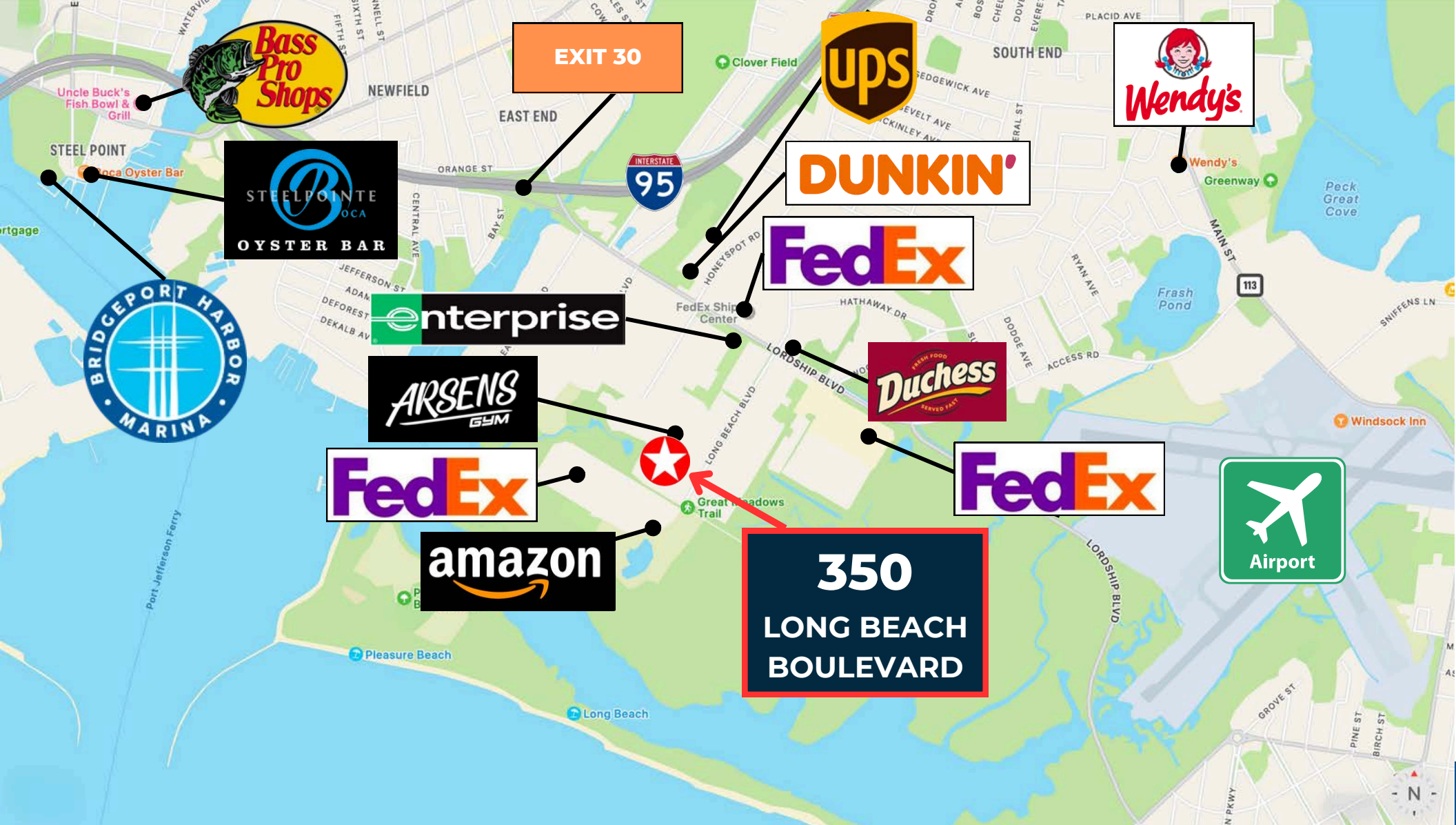
Located in a 55,200 SF
Building on 4.24 Acres



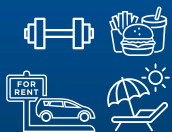
Parking and Vehicle
Storage for 156 Cars



Twelve Loading Docks
and One Drive-in Door



IDEAL COMMUTER LOCATION WITH NEARBY AMENITIES



Nearby Amenities include Restaurants, Fitness Gym, Car Rental, Retail Shops, and Beaches.



Surrounded by Distribution Companies including FedEx, UPS, and Amazon.

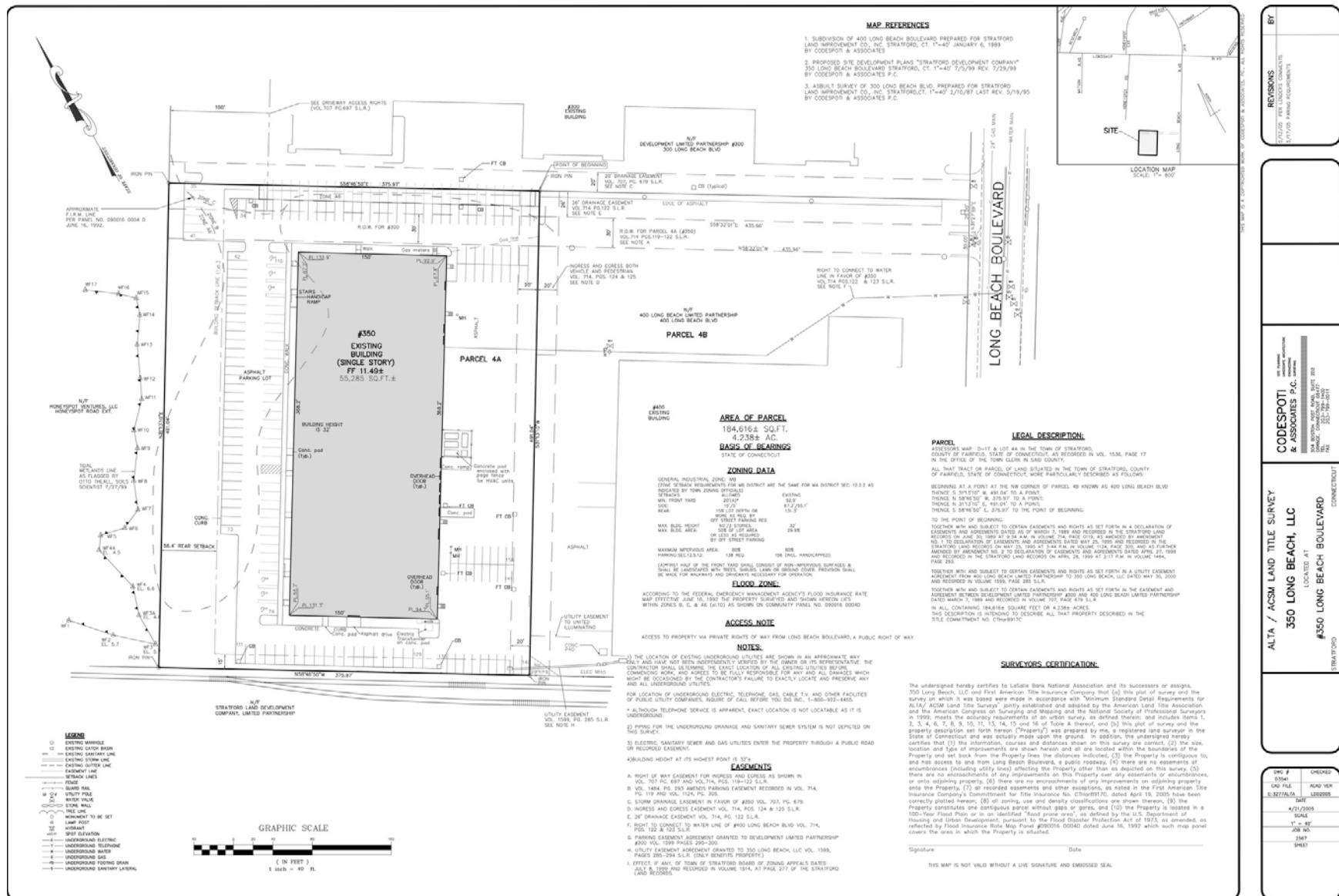


Minutes to I-95, Exit 30, Sikorsky Memorial Airport, and Bridgeport Harbor Marina, and steps to a bus stop.

CENTRALLY LOCATED



A2 SURVEY



ABOUT NUOVO PASTA PRODUCTIONS, LTD.



Nuovo Pasta Productions, Ltd., headquartered in Stratford, Connecticut, has established itself as a reliable and stable tenant at 350 Long Beach Boulevard. Founded in 1989, the privately-held company has grown into a nationally recognized producer of premium refrigerated pasta and sauces, **employing over 350 individuals** across its facilities in Stratford, CT, and Cleveland, OH.

Operational Excellence and Industry Recognition

Nuovo Pasta's commitment to quality and innovation has earned it **15 NASFT Sofi awards**, highlighting its excellence in the specialty food industry. The company's product line includes a variety of artisanal pasta and sauces, catering to a broad customer base that spans specialty stores, supermarkets, and warehouse clubs throughout the U.S., Mexico, and the Caribbean.

Financial Stability and Growth

Demonstrating financial robustness, **Nuovo Pasta secured a \$2 million debt funding round from Connecticut Innovations in December 2023**. This investment underscores the company's solid financial footing and its potential for continued growth in the competitive food manufacturing sector.

Commitment to Sustainability

Nuovo Pasta has taken significant steps toward environmental sustainability. Since 2022, the company has utilized packaging trays made from up to 80% post-consumer recycled content, reducing virgin resin usage by approximately 725,400 pounds annually. This initiative reflects the company's dedication to responsible manufacturing practices.

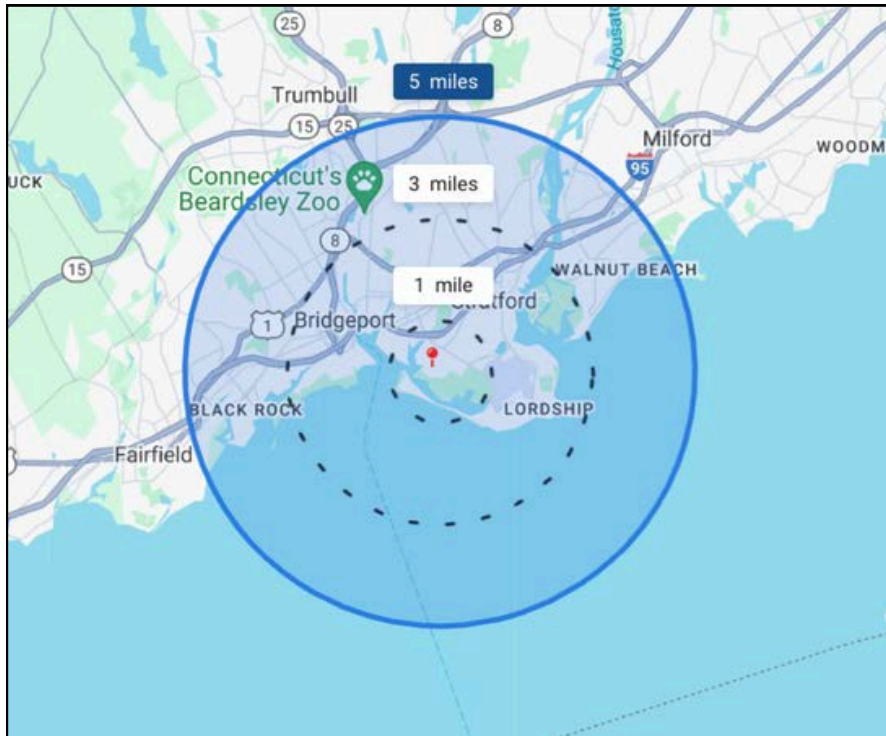
Strategic Location and Community Engagement

Located in Stratford, CT, Nuovo Pasta benefits from a strategic position between New York and Boston, facilitating efficient distribution. The company's presence contributes to the local economy, providing employment opportunities and engaging in community development.

Nuovo Pasta Productions, Ltd.'s consistent operational performance, financial stability, commitment to sustainability, and strategic location collectively affirm its status as a stable and valuable tenant at 350 Long Beach Boulevard, Stratford, CT.

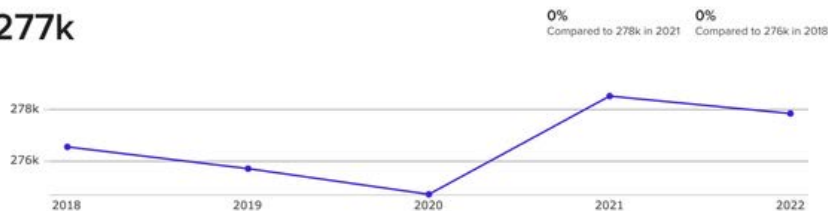
DEMOGRAPHICS

FIVE MILES



Population

277k



Household Income

\$72.6k

Median Income

\$82k

2028 Estimate

↑ 13%
Growth Rate



Age Demographics

40

Median Age

39

2028 Estimate

↓ -2%
Growth Rate



Housing Occupancy Ratio

12:1

16:1 predicted by 2028



Renter to Homeowner Ratio

1:2

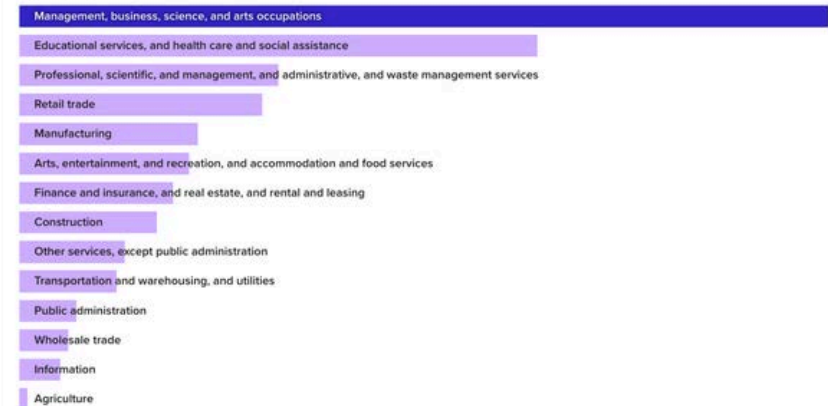
1:1 predicted by 2028



Number of Employees

227k

Top Employment Categories



NEXT STEPS

350 LONG BEACH BOULEVARD
STRATFORD, CT
06615



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



SIGN CONFIDENTIALITY
AGREEMENT



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CALL BROKER

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