

640 Access Road, Stratford, CT

Industrial / R&D / Retail

FULLY LEASED



Clean High Bay Flex Space with Retail Exposure in the Lordship Area of Stratford

Close proximity to I-95 Exit 30 (Lordship Boulevard).

Leasing availability includes:

- 12,500 SF industrial space with retail exposure. Space has some counter space, private offices, 22' ceilings, loading dock and drive-in overhead door

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Lot Size :	1.42 Acre(s)
Net SF :	30,000
Zoning :	Commercial
Number of Stories :	1
Ceiling Height :	22'
Building Frame :	Fireproof Steel
Exterior Walls :	Concrete Block
Roof Structure :	Low Slope Flat
Roof Cover :	Metal
Year Built :	1997
Parking :	46 Spaces
Property Taxes :	\$52,059.00

Sprinklers :	Yes
Heat :	Forced Air
Fuel :	Gas
A/C :	Yes
Power :	3 Phase 400 AMP
Water :	Municipal
Sewer :	Municipal



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