



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

Building Available for Lease



1480 Stratford Avenue, Stratford, CT

*10,500 Square Feet including 3,500 sq/ft of offices
(plus a 3,500 sq/ft lower level at no cost)*

Zoning:	CA, Commercial District
Clear Height:	15' clear
Columns:	None, clear span
Loading:	One 16'x12' drive in door
Parking:	16 spaces
Electric:	600 Amp 208 Volt 3 Phase
Utilities:	City Water, City Sewer, UI
Heat:	Oil fired hung units
Taxes:	\$1.12 per square foot
<u>Asking Price:</u>	\$5.50 psf net net net
Comments:	Well insulated, 12" insulated block Low energy costs!!!

**For additional information or a tour
please contact Bruce Wettstein, SIOR
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