



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

Available For Lease



55 BROWNING STREET, STRATFORD, CONNECTICUT

Square Feet:	2,150 sq ft total
Zone:	MA-Light Industrial
Parking Spaces:	6 cars +/-
Clear Height:	18' under the joist
Year of Construction:	1986 +/-
Construction Type:	Block & Steel
Air Conditioned:	Office area, wall units
Sprinklered:	No, but city water in the street and building
Loading doors:	One 10' x 12' drive in door
Electric:	Amps: 400 Volts: 120/208 Phase: 3
Heat:	Gas heat, overhead forced air
Sewer/Water:	City
Listed Price:	Listed for lease, \$10.00 per sq/ft triple net
Comments:	Space is clear span, designed as a condominium, new roof installed in 2000, building is in excellent condition.

For additional information or to arrange a tour, please contact Bruce Wettenstein, SIOR



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