INDUSTRIAL BUILDINGS FOR SALE

Unique Three Building Portfolio Opportunity in Stratford





I am pleased to present three contiguous industrial properties for sale. The portfolio includes buildings totaling approximately 29,050 SF, comprised of: 7,800 SF, 6,250 SF and 15,000 SF.

They are being offered as a portfolio sale however the owner would consider to sell them individually.

The list price is $4,000,000.

This offering presents an exceptional opportunity for investors and owner-users seeking scale, flexibility, and a strategic industrial footprint in a desirable Stratford location.

For additional information or to schedule a property tour, please contact me.



To arrange a tour contact: Bruce Wettenstein, SIOR
203-226-7101 Ext 2, bruce@vidalwettenstein.com

VIDAL/WETTENSTEIN, LLC

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719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

110 Goodwin Place, 120 Goodwin Place, 100 Feeley Street, Stratford, CT



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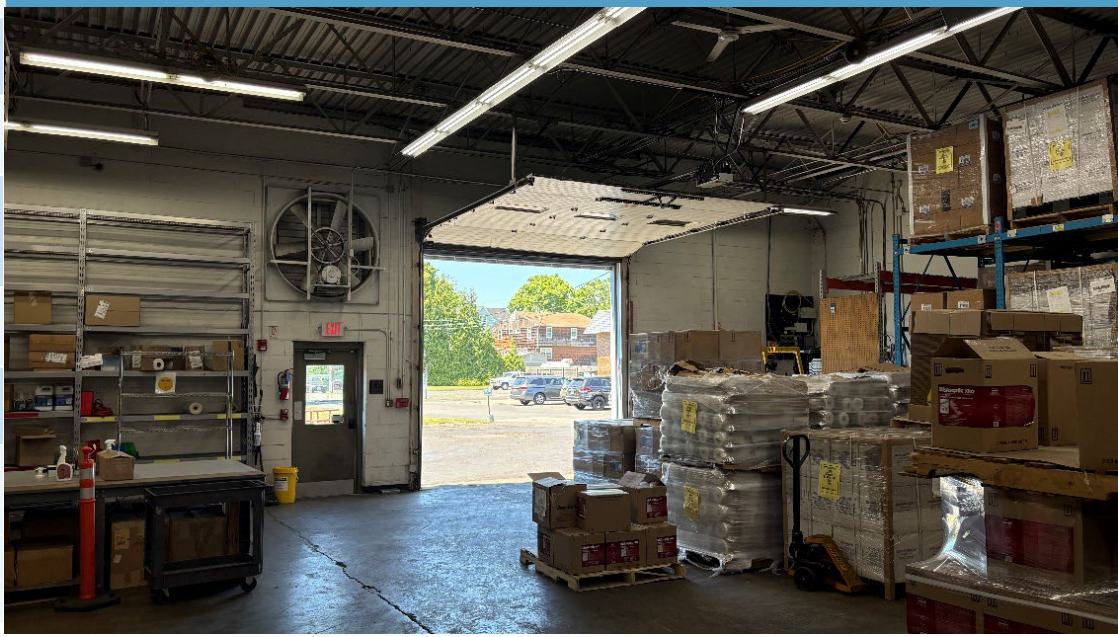
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120 Goodwin Place, Stratford, CT

PROPERTY DETAILS- Bldg. #1
Building Area: 7,800± SF single story block & steel
Office Space: yes, in rear of building
Land Area: .70 acre
Zoning: MA
Parking: 25±
Clear Height: 15’
Loading: One 12’x12’ o/h electric drive-in door
Electric: 200 amps, 240 volts, 1 & 3 phase
HVAC: 100% air conditioned. Heat is forced air, 2 Reznor hung heating units
Gas: Yes, natural gas
Water/ Sewer: City water and sewer
Taxes: $2.11 psf as of July, 2025
Sale Price: $1,055,000

Amenities include;

- ❑ No columns, clear span
- ❑ Concrete floor
- ❑ Mezzanine is approximately 60 x 40 above the offices
- ❑ Exhaust fan in the shop
- ❑ 2 bathrooms



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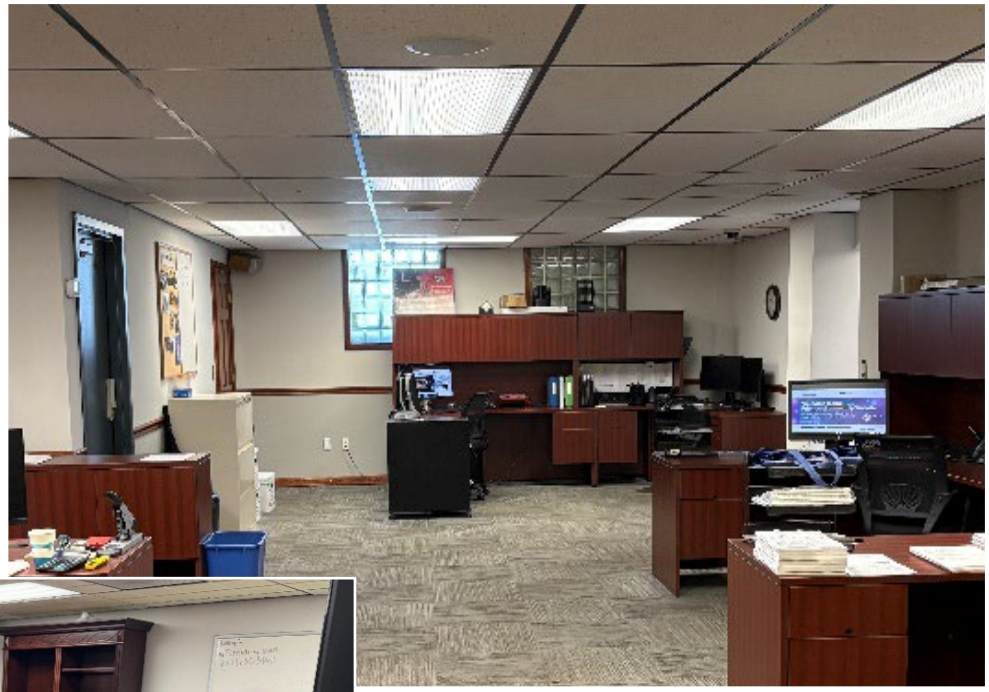
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120 Goodwin Place, Stratford, CT







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120 Goodwin Place, Stratford, CT







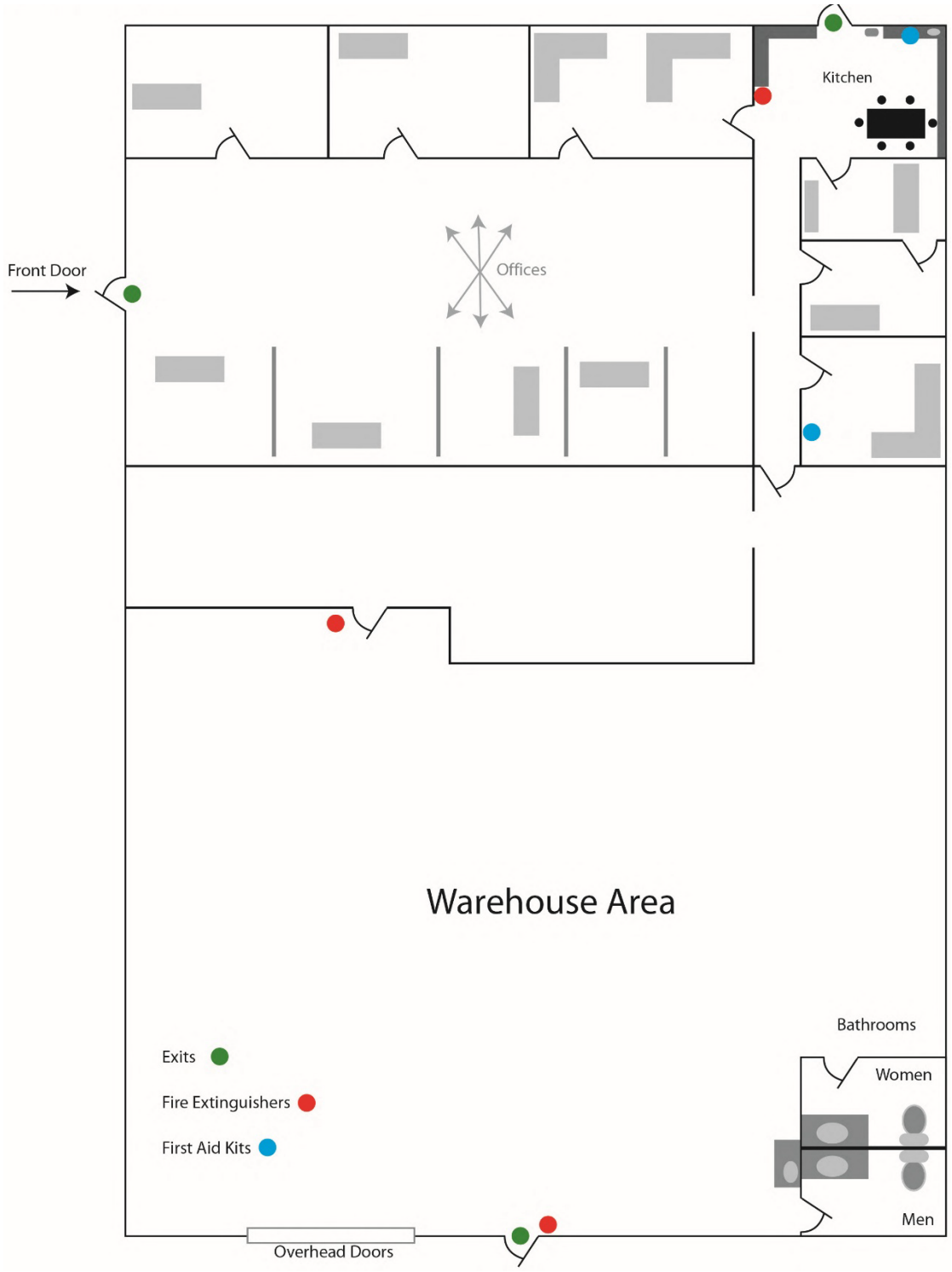
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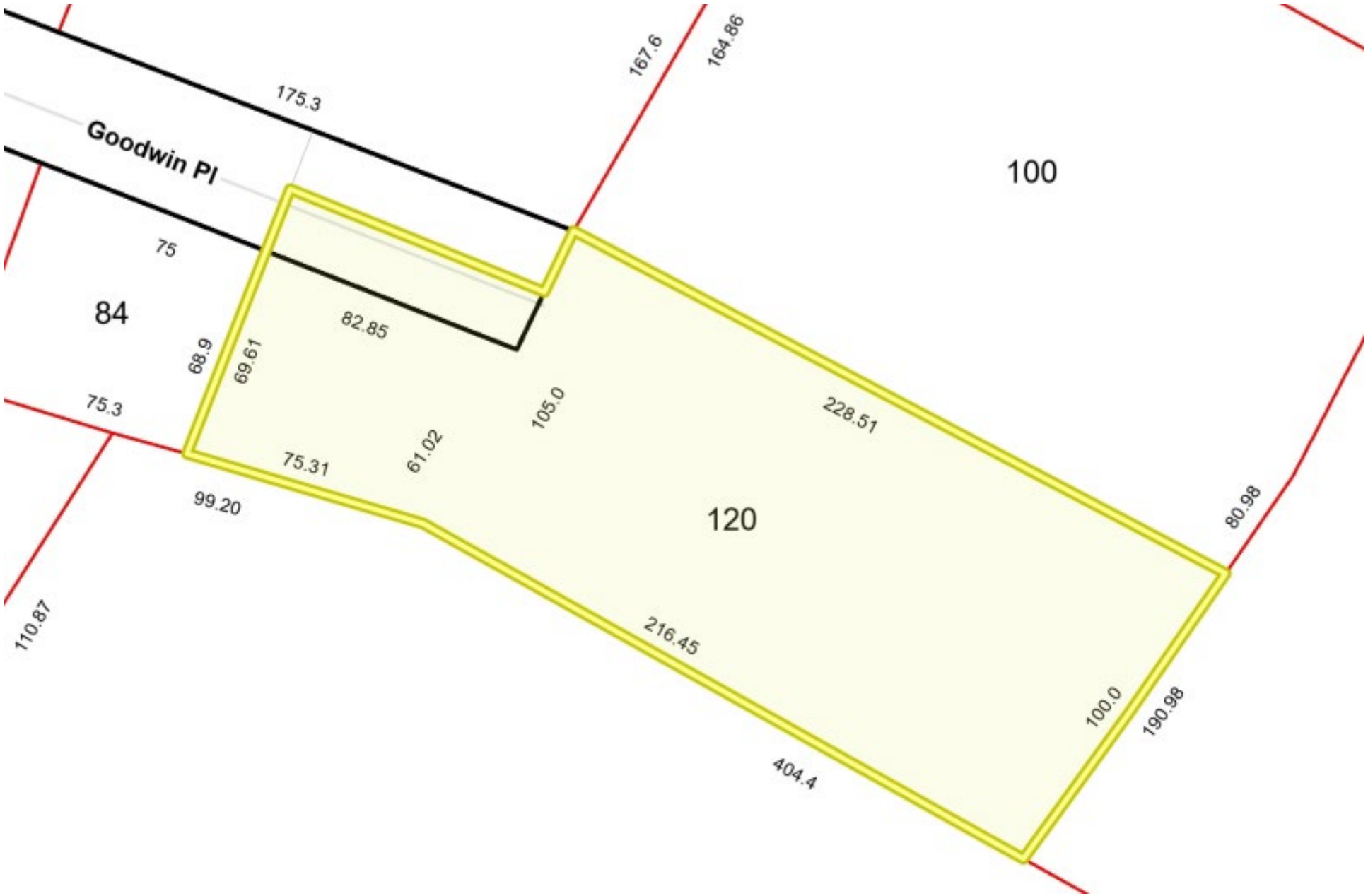
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120 Goodwin Place, Stratford, CT



120 Goodwin Place, Stratford, CT



120 GOODWIN PL

Location	120 GOODWIN PL	**Mblu**	30/7 1/ 60/ /
Acct#	0662200	**Owner**	120 GOODWIN LLC
Total Market Value	$566,020	**Appraisal**	$808,600
PID	6809	**Building Count**	1
Sewer Use	BZZ	**Raymark or EPA?**	

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$562,200	$246,400	$808,600
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$393,540	$172,480	$566,020

Owner of Record

Owner	120 GOODWIN LLC	**Sale Price**	$532,000
Co-Owner	C/O ACCOUNTS PAYABLE	**Book**	4033
Address	1666 E TOUHY AVE DES PLAINES, IL 60018	**Page**	0169
		Sale Date	12/05/2016

Ownership History

Ownership History				
Owner	**Sale Price**	**Sale Date**	**Book**	**Page**
120 GOODWIN LLC	$532,000	12/05/2016	4033	0169
120 GOODWIN LLC	$0	12/05/2016	4033	0162
BAD DOGS LLC	$0	02/19/2003	2069	0059

Building Information

Building 1 : Section 1

Year Built: 1960

Living Area: 7,800

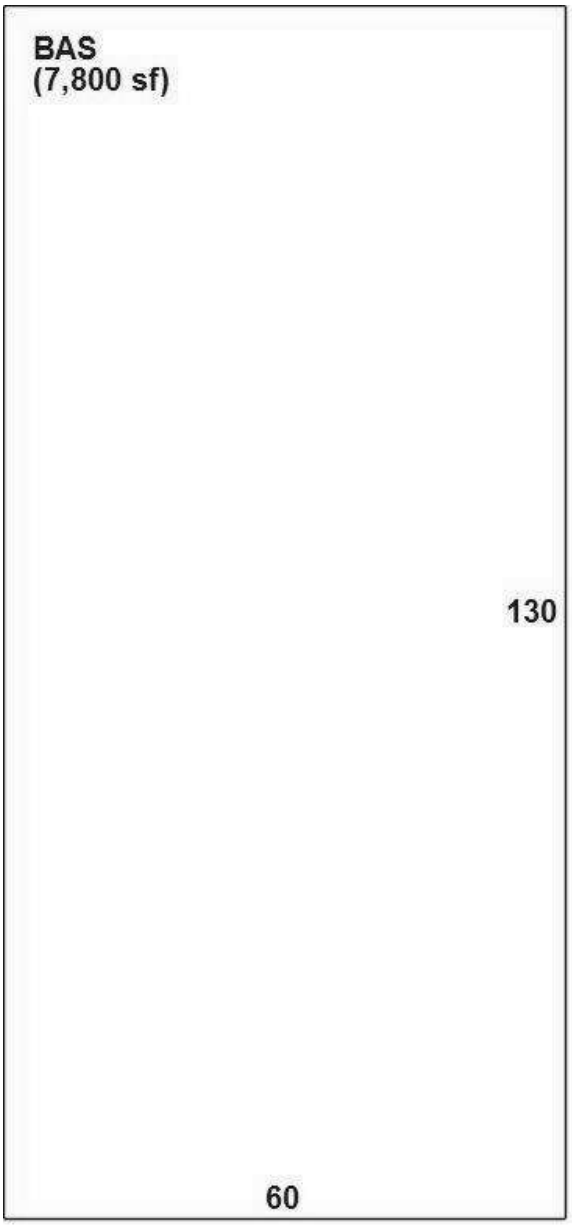
Building Attributes	
Field	**Description**
Style:	Warehouse
Model	Commercial
Grade	C
Stories:	1 Story
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Partial
Heat/AC	Heat/AC Split

Building Photo



(https://images.vgsi.com/photos/StratfordCTPhotos///0094/6809_94200.JP

Building Layout



(ParcelSketch.ashx?pid=6809&bid=6809)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	7,800	7,800
		7,800	7,800

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	407
Description	Off/Whse
Zone	MA
Neighborhood	1

Land Line Valuation

Size (Acres)	0.7
Total Market Land	$172,480
Appraised Value	$246,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value
PAV	Paving	AS	Asphalt	17000.00 S.F.	$15,400	$10,780
FN3	FENCE-6' CHAIN			5500.00 L.F.	$143,600	$100,520

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	$374,300	$209,900	$584,200
2023	$374,300	$209,900	$584,200
2022	$374,300	$209,900	$584,200

Assessment			
Valuation Year	Improvements	Land	Total
2024	$262,010	$146,930	$408,940
2023	$262,010	$146,930	$408,940
2022	$262,010	$146,930	$408,940

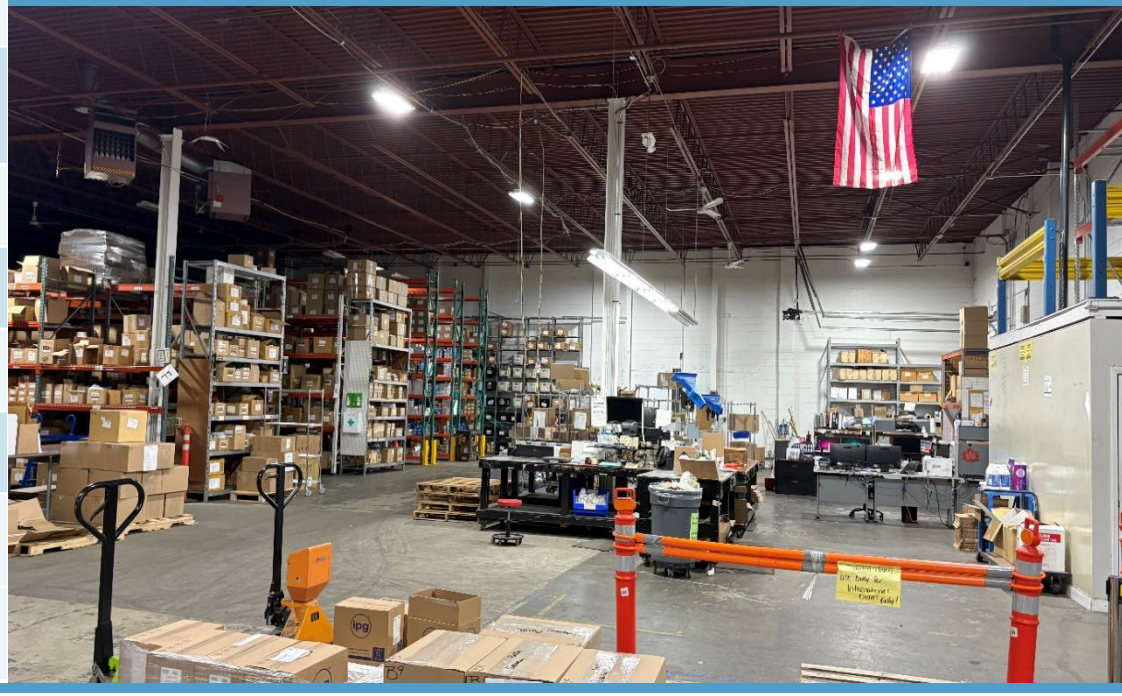
100 Feeley Street, Stratford, CT

PROPERTY DETAILS- Bldg. #2

Building Area: 15,000± SF single story block & steel
Use: Warehouse space
Land Area: .87 acre
Zoning: RM-1
Parking: 20±
Clear Height: 18’
Loading: Two overhead doors, 12’x10’ and a UPS style dock, both electric
Electric: 200 amps service, 240 volts, 3 phase
HVAC: Fully air conditioned, racked system
Gas: Yes, natural gas
Water/ Sewer: City water and sewer
Taxes: $1.85 psf as of July, 2025
Sale Price: $2,225,000

Amenities include;

- ❑ Down draft fans
- ❑ Light motion sensors in warehouse, LED lighting
- ❑ No columns, clear span
- ❑ Updated fluorescent lighting in warehouse
- ❑ 2 bathrooms
- ❑ Concrete floor



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100 Feeley Street, Stratford, CT



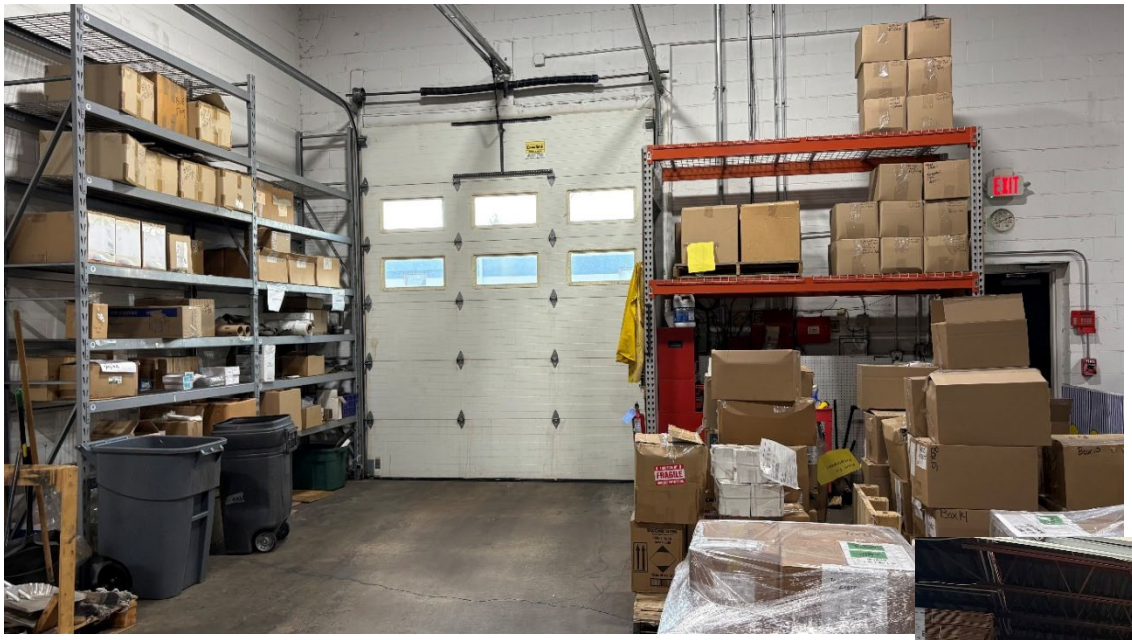
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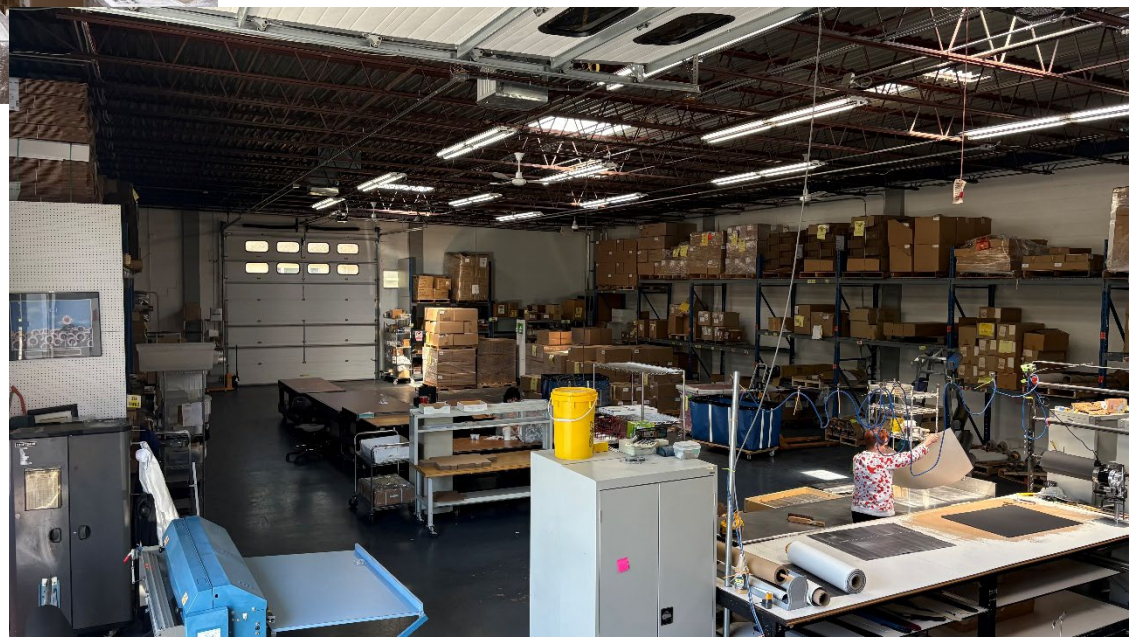
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100 Feeley Street, Stratford, CT





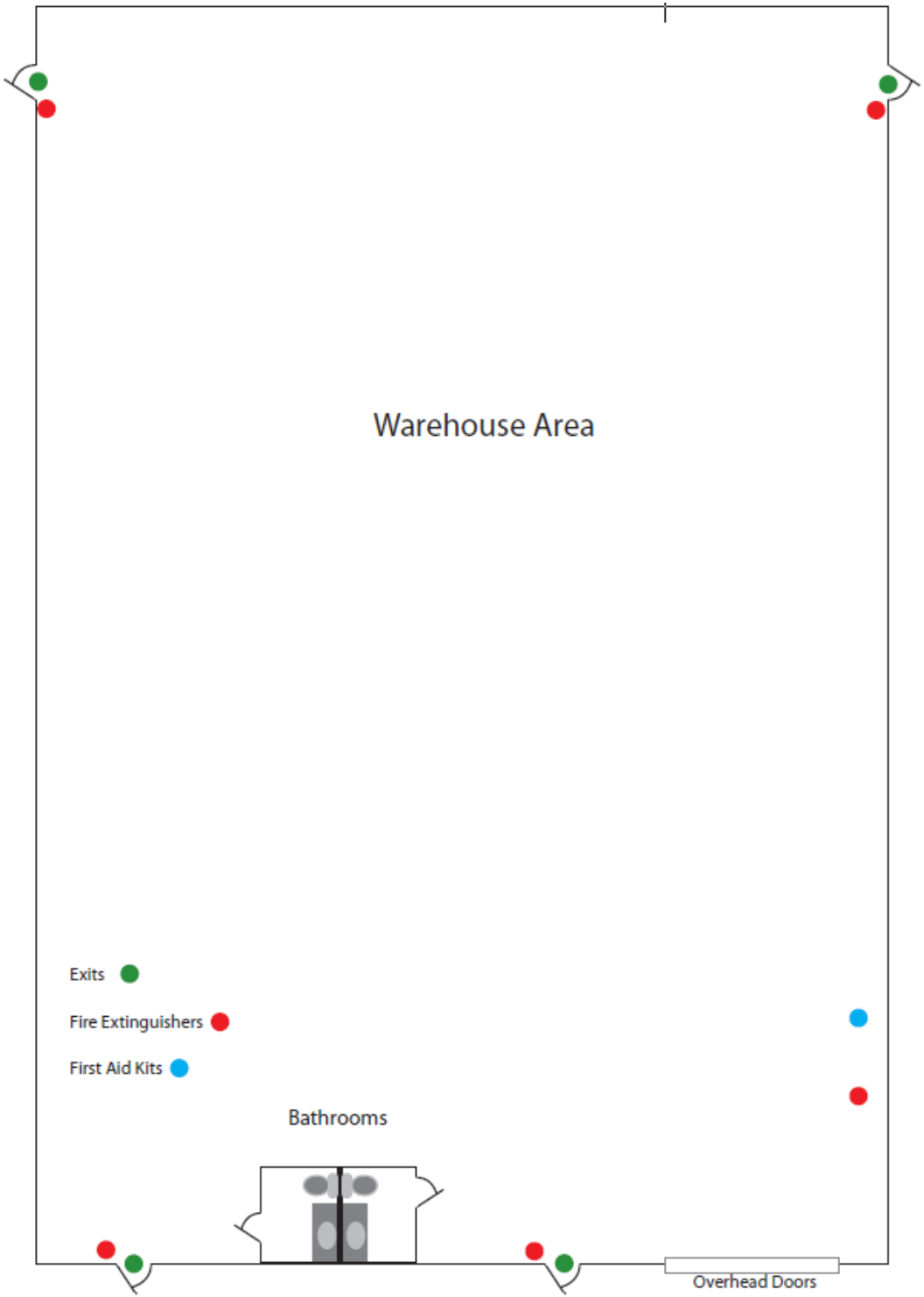
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100 Feeley Street, Stratford, CT



100 Feeley Street, Stratford, CT



VIDAL/WEITENSTEIN, LLC

100 FEELEY ST

Location	100 FEELEY ST	**Mblu**	30/7 1/ 43/ /
Acct#	0567200	**Owner**	100 FEELY HOLDING LLC
Total Market Value	$882,210	**Appraisal**	$1,260,300
PID	5845	**Building Count**	1
Sewer Use	BZZ	**Raymark or EPA?**	

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$928,300	$332,000	$1,260,300

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$649,810	$232,400	$882,210

Owner of Record

Owner	100 FEELY HOLDING LLC	**Sale Price**	$893,000
Co-Owner	C/O ACCOUNTS PAYABLE	**Book**	4033
Address	1666 E TOUHY AVE DES PLAINES, IL 60018	**Page**	0106
		Sale Date	12/05/2016

Ownership History

Ownership History				
Owner	**Sale Price**	**Sale Date**	**Book**	**Page**
100 FEELY HOLDING LLC	$893,000	12/05/2016	4033	0106
100 FEELY HOLDING LLC	$0	12/05/2016	4033	0103
DIRTY DOGS LLC	$982,500	12/14/2005	2776	0278

Building Information

Building 1 : Section 1

Year Built: 1981

Living Area: 15,000

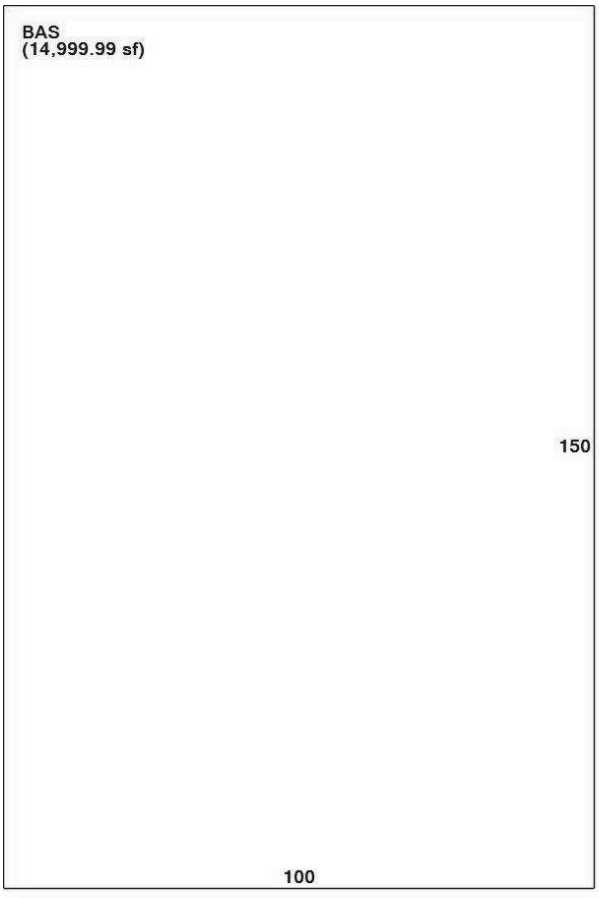
Building Attributes	
Field	**Description**
Style:	Warehouse
Model	Commercial
Grade	C+
Stories:	1 Story
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Central
Heat/AC	Heat/AC Pkgs

Building Photo



(https://images.vgsi.com/photos/StratfordCTPhotos//\00\03\48\98.JPG)

Building Layout



(ParcelSketch.ashx?pid=5845&bid=5845)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	15,000	15,000
		15,000	15,000

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	407
Description	Off/Whse
Zone	RM-1
Neighborhood	080

Land Line Valuation

Size (Acres)	0.87
Total Market Land	$232,400
Appraised Value	$332,000

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Assessed Value**
PAV	Paving	AS	Asphalt	20000.00 S.F.	$18,200	$12,740

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$671,800	$315,700	$987,500
2023	$671,800	$315,700	$987,500
2022	$671,800	$315,700	$987,500

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$470,260	$220,990	$691,250
2023	$470,260	$220,990	$691,250
2022	$470,260	$220,990	$691,250

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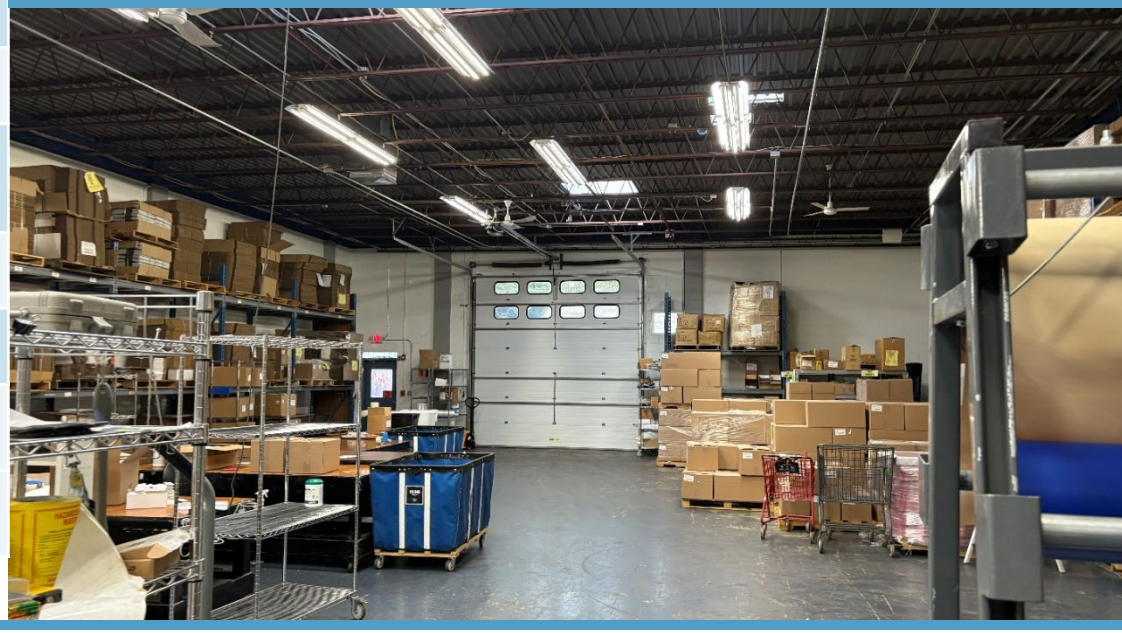
110 Goodwin Street, Stratford, CT

PROPERTY DETAILS- Bldg. #3

Building Area: 6,250 SF single story block & steel
Office Space: 4 offices and a conference room
Land Area: .66 acre
Zoning: MA
Parking:30±
Clear Height: 16’
Loading: One 13’x10’ o/h electric drive-in door and one 14’x14’ o/h electric drive-in door.
Electric: 400 amps, 240 volts, 1 & 3 phase
HVAC: Fully air conditioned, roof mounted Roof mounted gas fired heating units
Gas: Yes, natural gas
Water/ Sewer: City water and sewer
Taxes: $ $1.99 psf as of July 2025
Sale Price: $850,000.00.

Amenities include;

- ❑ 5 skylights
- ❑ Mezzanine and kitchen
- ❑ Down draft fans
- ❑ Concrete floor
- ❑ 3 bathrooms
- ❑ Clear span, no columns
- ❑ Utility sink in warehouse



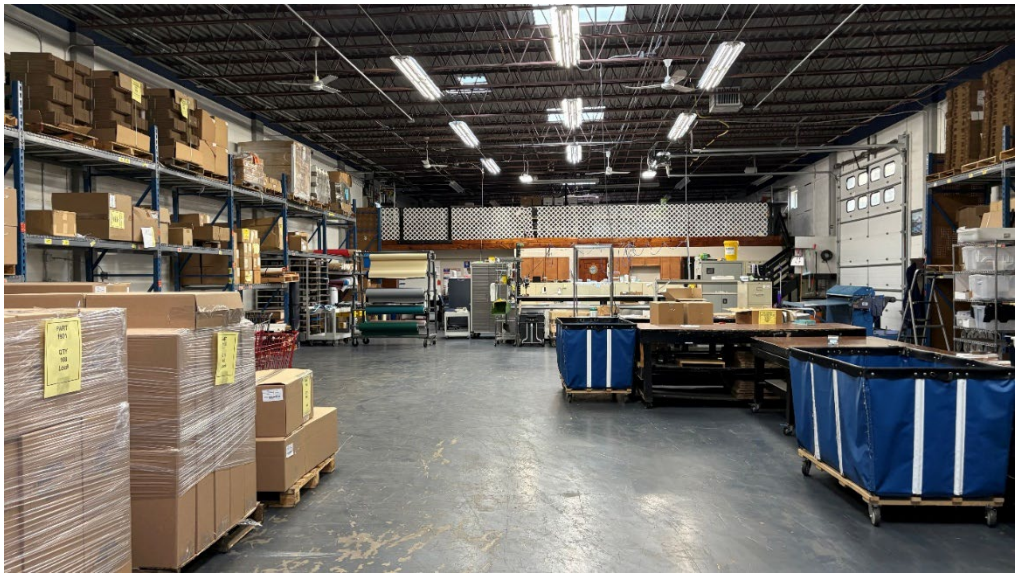
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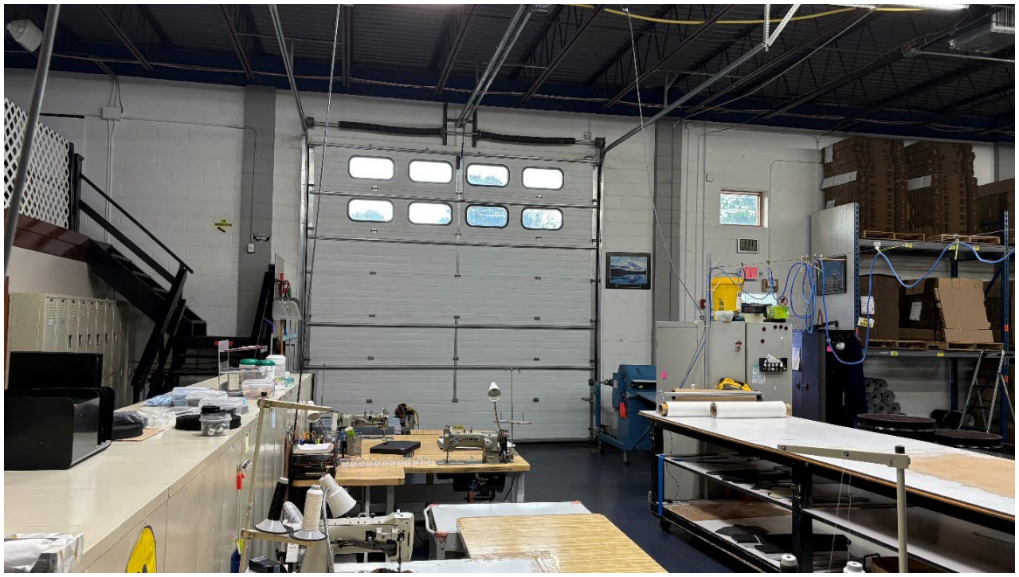
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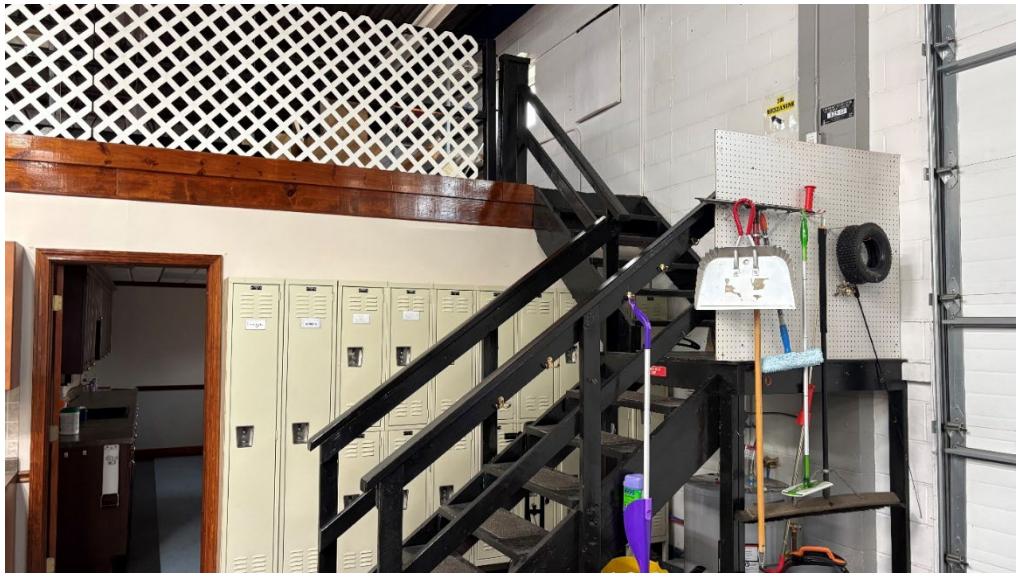
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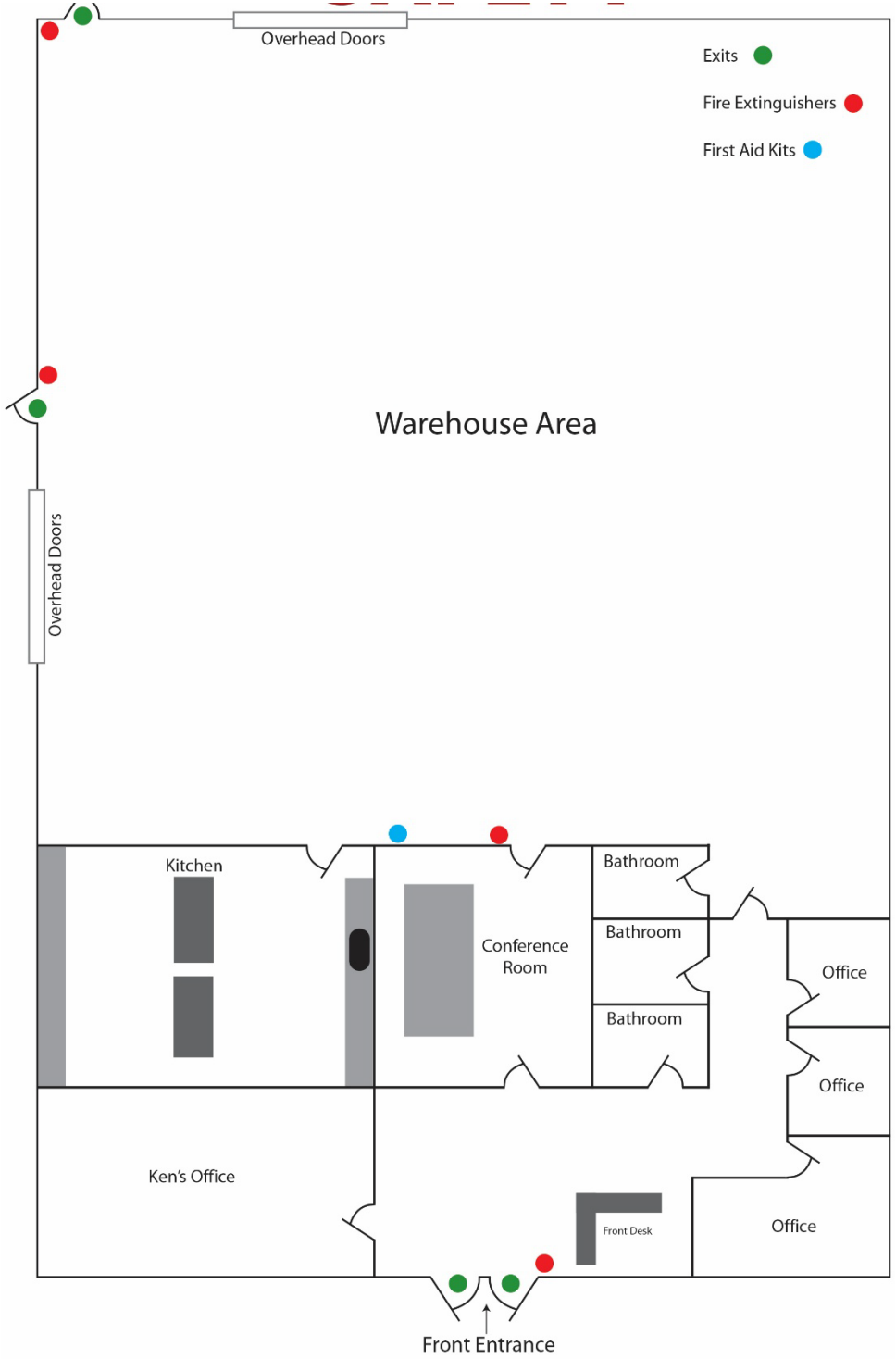


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110 Goodwin Street, Stratford, CT



110 Goodwin Street, Stratford, CT



110 GOODWIN PL

Location	110 GOODWIN PL	**Mblu**	30/7 1/ 59/ /
Acct#	0662100	**Owner**	110 GOODWIN LLC
Total Market Value	$480,550	**Appraisal**	$686,500
PID	6808	**Building Count**	1
Sewer Use	BZZ	**Raymark or EPA?**	

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$447,800	$238,700	$686,500
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$313,460	$167,090	$480,550

Owner of Record

Owner	110 GOODWIN LLC	**Sale Price**	$475,000
Co-Owner	C/O ACCOUNTS PAYABLE	**Book**	4033
Address	1666 E TOUHY AVE DE PLAINES , IL 60018	**Page**	0131
		Sale Date	12/05/2016

Ownership History

Ownership History				
Owner	**Sale Price**	**Sale Date**	**Book**	**Page**
110 GOODWIN LLC	$475,000	12/05/2016	4033	0131
110 GOODWIN LLC	$0	12/05/2016	4033	0128
JOEGERT LLC	$650,000	10/02/2007	3111	0082

Building Information

Building 1 : Section 1

Year Built: 1950

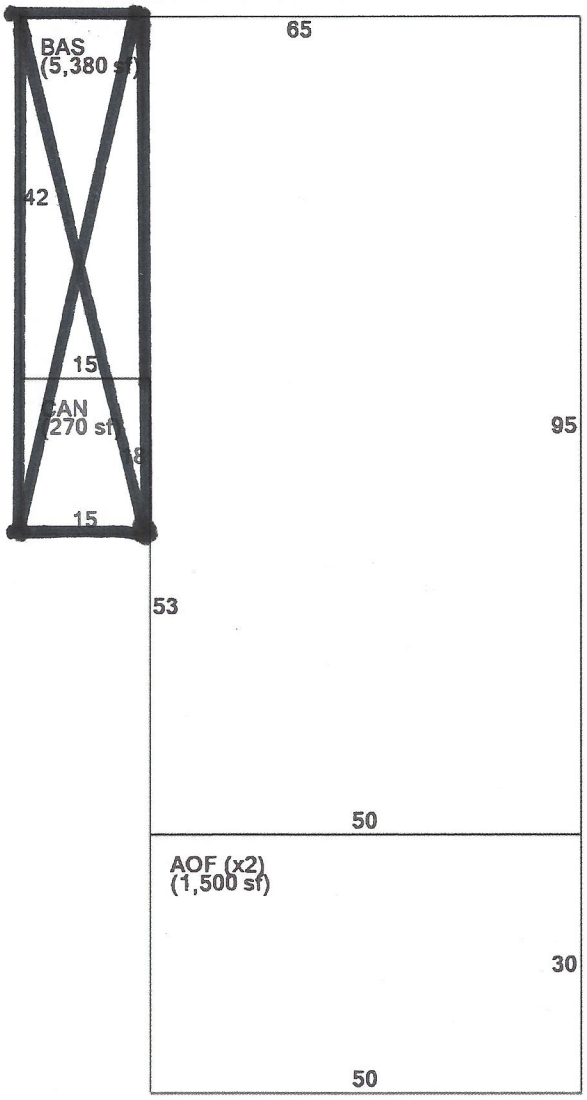
Living Area: 8,380

Building Attributes	
Field	**Description**
Style:	Office/Warehs
Model	Commercial
Grade	C
Stories:	1 Story
Occupancy	1.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Concr/Cinder
Roof Structure	Flat
Roof Cover	Built Up
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	None
Heat/AC	Heat/AC Split

Building Photo

Building Photo
(https://images.vgsi.com/photos/StratfordCTPhotos///0090/IMG_9726_903

Building Layout



(ParcelSketch.ashx?pid=6808&bid=6808)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	5,380	5,380
AOF	Office Area	3,000	3,000
CAN	Canopy	270	0
		[redacted]	

6250 SF

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	407
Description	Off/Whse
Zone	MA
Neighborhood	1

Land Line Valuation

Size (Acres)	0.66
Total Market Land	$167,090
Appraised Value	$238,700

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Assessed Value**
PAV	Paving	AS	Asphalt	10000.00 S.F.	$9,100	$6,370

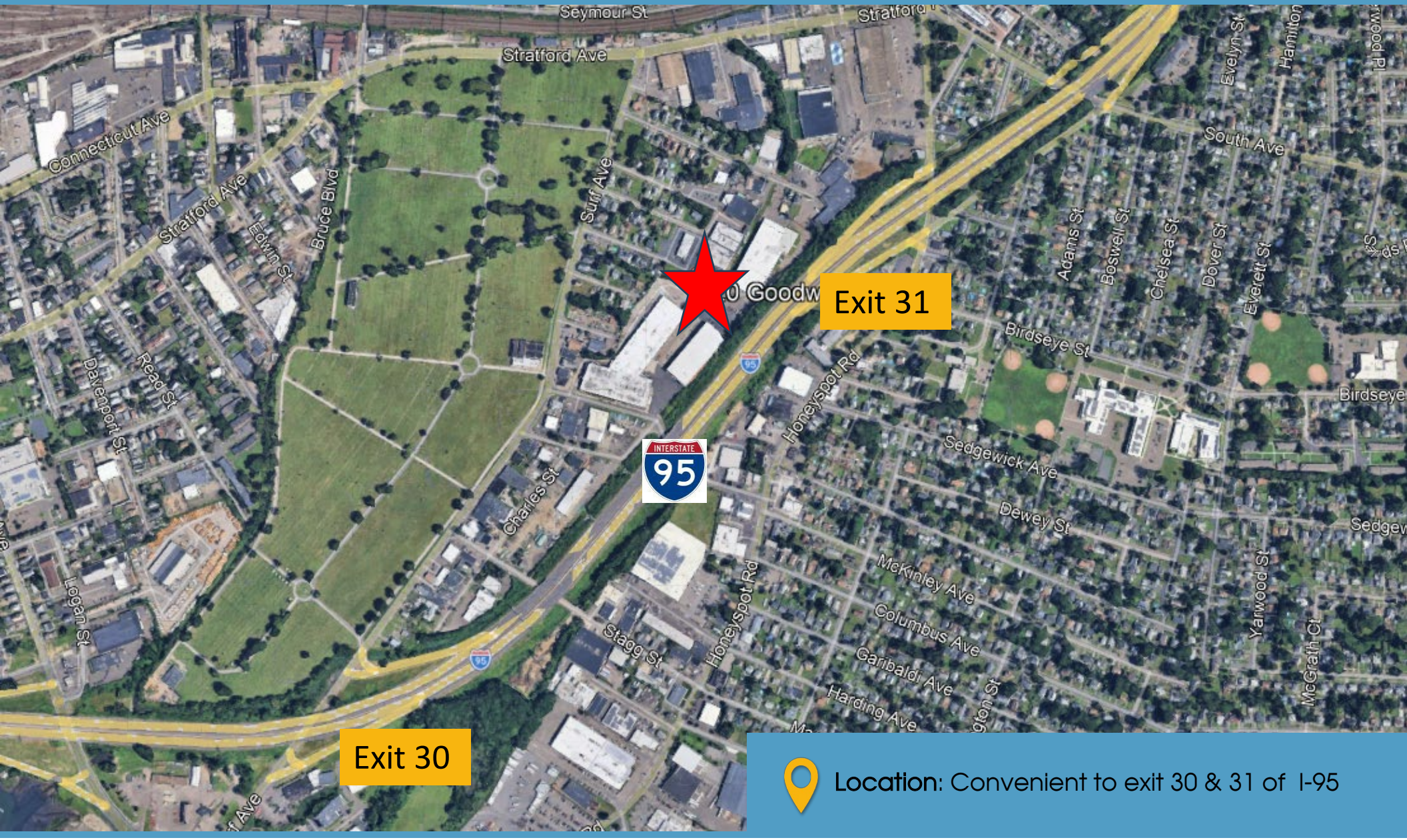
Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$388,000	$203,500	$591,500
2023	$388,000	$203,500	$591,500
2022	$388,000	$203,500	$591,500

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$271,600	$142,450	$414,050
2023	$271,600	$142,450	$414,050
2022	$271,600	$142,450	$414,050

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110 Goodwin Place, 120 Goodwin Place, 100 Feeley Street, Stratford, CT



Location: Convenient to exit 30 & 31 of I-95

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Stratford, Connecticut

General

ACS, 2019–2023

	Stratford	State
Current Population	52,403	3,598,348
Land Area *mi²*	17	4,842
Population Density *people per mi²*	2,998	743
Number of Households	20,679	1,420,170
Median Age	46	41
Median Household Income	$93,820	$93,760
Poverty Rate	7%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Manufacturing	8,974	
Transportation Equip Mfg		*61%*
2 Government	6,430	
Local Government		*80%*
3 Health Care and Social Assistance	3,384	
Ambulatory Health Care Services		*37%*
4 Transportation and Warehousing	2,947	
Transit & Ground Passenger Transp		*34%*
5 Retail Trade	2,301	
General Merchandise Retailers		*28%*
Total Jobs, All Industries	32,738	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	545	665	703	728	674

Total Active Businesses 4,642

Key Employers

Data from Municipalities, 2025

1. Sikorsky, A Lockheed Martin Company
2. Two Roads Brewing Company
3. Ashcroft Industries
4. Nuovo Pasta
5. Kubtec

Demographics

ACS, 2019–2023

Age Distribution

			State
Under 10	4,524	9%	10%
10 to 19	6,011	11%	13%
20 to 29	6,062	12%	13%
30 to 39	5,698	11%	13%
40 to 49	6,312	12%	12%
50 to 59	8,385	16%	14%
60 to 69	7,797	15%	13%
70 to 79	4,738	9%	8%
80 and over	2,876	5%	4%

Race and Ethnicity

		State
Asian	2%	5%
Black	11%	10%
Hispanic or Latino/a	19%	18%
White	64%	63%
Other	3%	5%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Stratford	State
English	77	78%
Spanish	13	13%

Educational Attainment

	Stratford	State
High School Diploma Only	26	29%
Associate Degree	7	8%
Bachelor's Degree	21	23%
Master's Degree or Higher	16	19%

Housing

ACS, 2019–2023

	Stratford	State
Median Home Value	$344,200	$343,200
Median Rent	$1,610	$1,431
Housing Units	21,880	1,536,049

	Stratford	State
Owner-Occupied	66	82%
Detached or Semi-Detached	65	79%
Vacant	5	8%

Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Stratford School District	PK-12	6,578	217	87%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Stratford School District	29%	34%
Statewide	44%	49%

Stratford, Connecticut

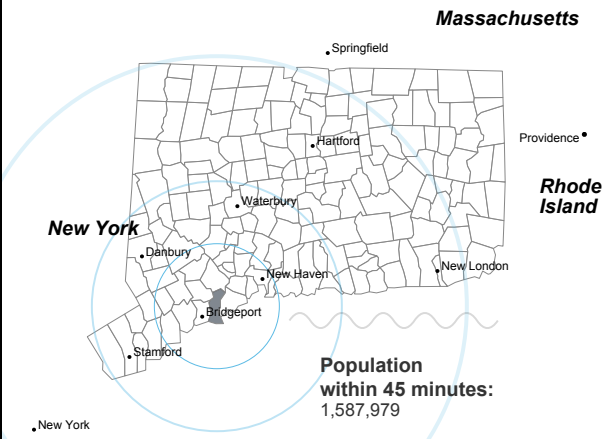
Labor Force

CT Department of Labor, 2024

	Stratford	State
Employed	26,133	1,842,285
Unemployed	1,126	67,181
Unemployment Rate	4 4%	
Self-Employment Rate*	10 10%	

*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

	Stratford	State
Mean Commute Time *	29 min	26 min
No Access to a Car	6 9%	
No Internet Access	7 7%	

Commute Mode

Public Transport	3 4%
Walking or Cycling	1 3%
Driving	78 81%
Working From Home *	13 14%

Public Transit

CT*transit* Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Metro-North

** 5 year estimates include pre-pandemic data*

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	$253,926,420
Property Tax Revenue	$193,473,157
per capita	$3,687
per capita, as % of state avg.	113%
Intergovernmental Revenue	$54,079,573
Revenue to Expenditure Ratio	100%

Municipal Expenditure

Total Expenditure	$253,624,911
Educational	$136,591,658
Other	$117,033,253

Grand List

Equalized Net Grand List	$8,533,418,103
per capita	$162,613
per capita, as % of state avg.	91%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	39.47
Equalized Mill Rate	22.52

Municipal Debt

Moody's Rating (2024)	A2
S&P Rating (2024)	AA-
Total Indebtedness	$306,612,921
per capita	$5,843
per capita, as % of state avg.	199%
as percent of expenditures	121%
Annual Debt Service	$32,869,268
as % of expenditures	13%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org.

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