

10 Research Drive, Stratford, Connecticut



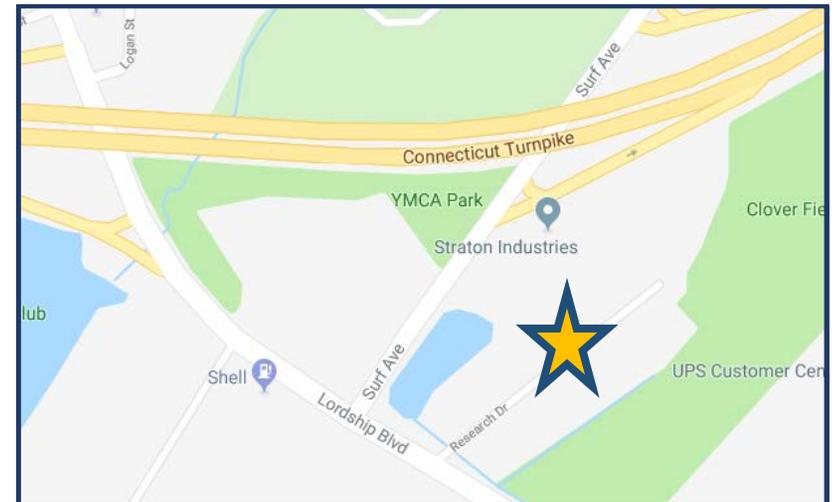
Industrial Land for Sale

- .73 Acres
- Zone: MA/MB
- **SITE CLEARED**, a prior 12,960 Sq. Ft. building was on the land.
- Only seconds to I-95

Industrial Development Site Available

Sale Price: \$395,000

For Additional Information Contact:
Bruce Wettenstein, SIOR
203 226-7101, ext. 2, bruce@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.



SIOR

Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

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10 Research Drive land

Write a description for your map.

Legend



Google Earth





TOWN OF STRATFORD

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Owner and Parcel Information			
Owner Name	10 RESEARCH DRIVE LLC C/O PETER HAMILTON	Today's Date	February 22, 2019
Mailing Address	33 HILLSIDE RD GREENWICH, CT 06830	Account #	1441800
Location Address	10 RESEARCH DR	Census Tract	803
Map / Block / Lot	20 / 5 / 2 / 2/ Dev Lot: LT 4	Acreage	0.73
Use Class / Description	400 Industrial	Parcel Map	Show Parcel Map Owner List By Radius

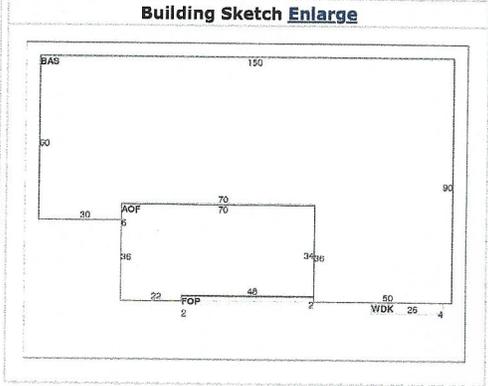
Current Appraised Value Information						
Building Value	OB Value	Land Value	Special Land Value	Total Appraised Value	Net Appraised Value	Current Assessment
No Appraisal Information available for this parcel						

Assessment History					
Year	Building	OB/Misc	Land	Total Assessment	
2017	\$ 457,520	\$ 7,700	\$ 208,670	\$ 673,890	
2016	\$ 457,520	\$ 7,700	\$ 208,670	\$ 673,890	

Land Information				
Use	Class	Zoning	Area	Value
Industrial	I	MA	0.73 AC	\$ 298,100

Commercial Building Information									
Style	Year Built	Eff Year Built	Gross Area	Stories	Grade	Exterior Wall	Interior Wall	Wall Height	# Units
Light Indust	1977	1996	12,704	1.00	C+	Concr/Cinder	Minim/Masonry	16	1
Roof Cover	Roof Structure	Floor Type	Heat Type	Heat Fuel	AC Type	Sprinkler	Construction	Plumbing	Comm Walls
Built Up	Flat	Concr-Finished	Gas	Hot Water	Heat/AC Split	%	Masonry	Average	0%

Building Sub Areas				
Code	Description	Living Area	Gross Area	Effective Area
AOF	Office Area	2,424	2,424	
BAS	First Floor	10,080	10,080	
FOP	Finished Open Porch	0	96	
WDK	Wood Deck	0	104	
Totals		12,504	12,704	13,386



Out Buildings / Extra Features				
Description	Sub Description	Area	Year Built	Value
Air Condition		3,502 S.F.	1995	\$ 7,800
Paving	Asphalt	9,000 S.F.	1977	\$ 7,400
Wood Deck		280 S.F.	2009	\$ 3,600
Load Level Pwr		1 Units	1995	\$ 2,400

Sale Information						
Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Vacant or Improved	Owner
04/14/1998	\$ 650,000	1365/0117	Qualified	WD	Improved	10 RESEARCH DRIVE LLC C/O PETER HAMILTON
00/00/0000		0701/1012	Unqualified		Improved	NUNNERY JOHN A & MAUREEN K

Permit Information								
Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
12172	07/18/2006	EL	Electrical Per	\$ 1,100	10/16/2006	100		WIRE AIR CONDITIONING
9210	06/14/2006	HA	HVAC Permit	\$ 10,000	10/16/2006	100		AIR CONDITIONING

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The Town of Stratford Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: September 9, 2018

SURF AVE.

of Edward J. ...

CONNECTICUT TURNPIKE

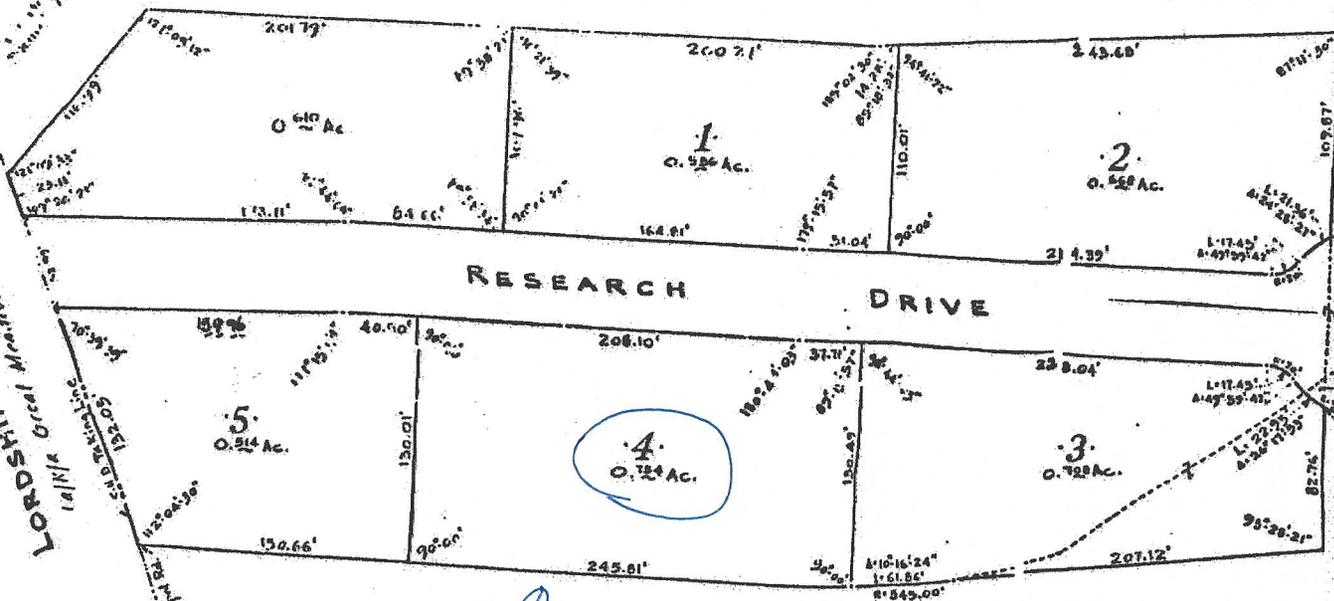
of ... D'A.Marie

6
1.43 AC.

RESEARCH DRIVE

of Stratford Industrial Corp.

LORDSHIP BOULEVARD



of Stratford Industrial Corp.

MAP
of properties in
Stratford, Connecticut



offering more from forest to shore

Town of Stratford Commercial Zoning Standards

	LB 6.1.10	LBB 6.2.11	OPD 6.3.9	CA/CF 7.4	CNC 7.7	WF 8.3	CC 9.2	MC 10.1.5	MA/MB 10.2.2
Min. Lot Area	9,000 s.f.	7,500 s.f.	25 ac.	7,500 s.f.	10,000 s.f.	10,000 s.f.	20,000 s.f.	20,000 s.f.	10,000 s.f.
Min. Lot Width	75 ft.	75 ft.	300 ft.	60 ft.	75 ft.	50 ft.	100 ft.	100 ft.	100 ft.
Min. Lot Depth	100 ft.	100 ft.	300 ft.	100 ft.	100 ft.	None	None	125 ft.	100 ft.
Min. Front Yard	None ^(A)	30 ft ^(A)	50 ft. ^(A)	10 ft. ^(A)	15 ft. ^(A)	25 ft. ^(A)	30 ft. ^(A)	25 ft.	20 ft. ^(A)
Min. Side Yard	12 ft.	8 ft.	50 ft.	0-16 ft.	16 ft.	20 ft.	16 ft.	15 ft.	5-15 ft.
Min. Rear Yard	30 ft.	8 ft.	50 ft.	32 ft.	50 ft.	15 ft.	30 ft.	35 ft.	15% depth
Max. Bldg. Height	30 ft.	Variable	60 ft.	35 ft.	30 ft.	30 ft.	35 ft.	40 ft.	60 ft.
Max. Bldg. Coverage	25%	25%	25%	50%	25%	35%	50%	30%	50%
Max. (B) Impervious Area	70%	70%	50%	80%	70%	70%	80%	70%	80%
Min. (B) Open Space	30%	30%	50%	20%	30%	20%	20%	25%	20%

A.) The first half of the minimum required front yard shall consist of non-impervious surfaces and shall be landscaped with trees, shrubs, awns, or suitable ground cover. Provision shall be made for walkways and driveways necessary for operation.

3.) The minimum open space and the maximum impervious area requirements shall be adhered to prior to any increase or alteration of impervious area, floor area, and building area square footage.

1.23.1 All public access amenities as required under Section 3.1.1 of the Zoning Regulations except public parking shall not be counted as impervious area.