

# 10 Research Drive, Stratford, Connecticut



## Industrial Development Site Available

## Land for Sale

- .73 Acres
- Zone: MA/MB
- Former building was 12,600 Sq. Ft.
- Sale Price: \$395,000

For Additional Information Contact:

Bruce Wettenstein, SIOR

203 226-7101, ext. 2, [bruce@vidalwettenstein.com](mailto: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](http://www.vidalwettenstein.com)

# 10 Research Drive land

Write a description for your map.

Legend



Google Earth





# TOWN OF STRATFORD

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

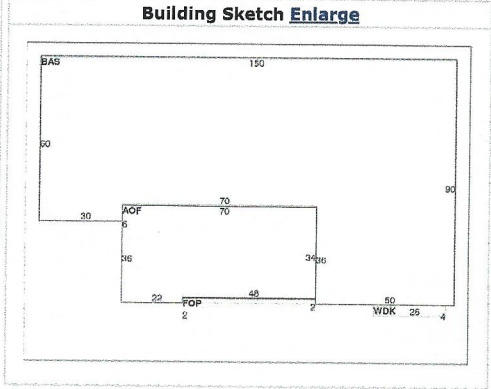
Current Appraised Value Information						
<b>Building Value</b>	<b>OB Value</b>	<b>Land Value</b>	<b>Special Land Value</b>	<b>Total Appraised Value</b>	<b>Net Appraised Value</b>	<b>Current Assessment</b>
No Appraisal Information available for this parcel						

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

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

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

Building Sub Areas				
<b>Code</b>	<b>Description</b>	<b>Living Area</b>	<b>Gross Area</b>	<b>Effective Area</b>
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	
<b>Totals</b>		<b>12,504</b>	<b>12,704</b>	<b>13,386</b>



Out Buildings / Extra Features				
<b>Description</b>	<b>Sub Description</b>	<b>Area</b>	<b>Year Built</b>	<b>Value</b>
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						
<b>Sale Date</b>	<b>Sale Price</b>	<b>Deed Book/Page</b>	<b>Sale Qualification</b>	<b>Reason</b>	<b>Vacant or Improved</b>	<b>Owner</b>
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								
<b>Permit ID</b>	<b>Issue Date</b>	<b>Type</b>	<b>Description</b>	<b>Amount</b>	<b>Inspection Date</b>	<b>% Complete</b>	<b>Date Complete</b>	<b>Comments</b>
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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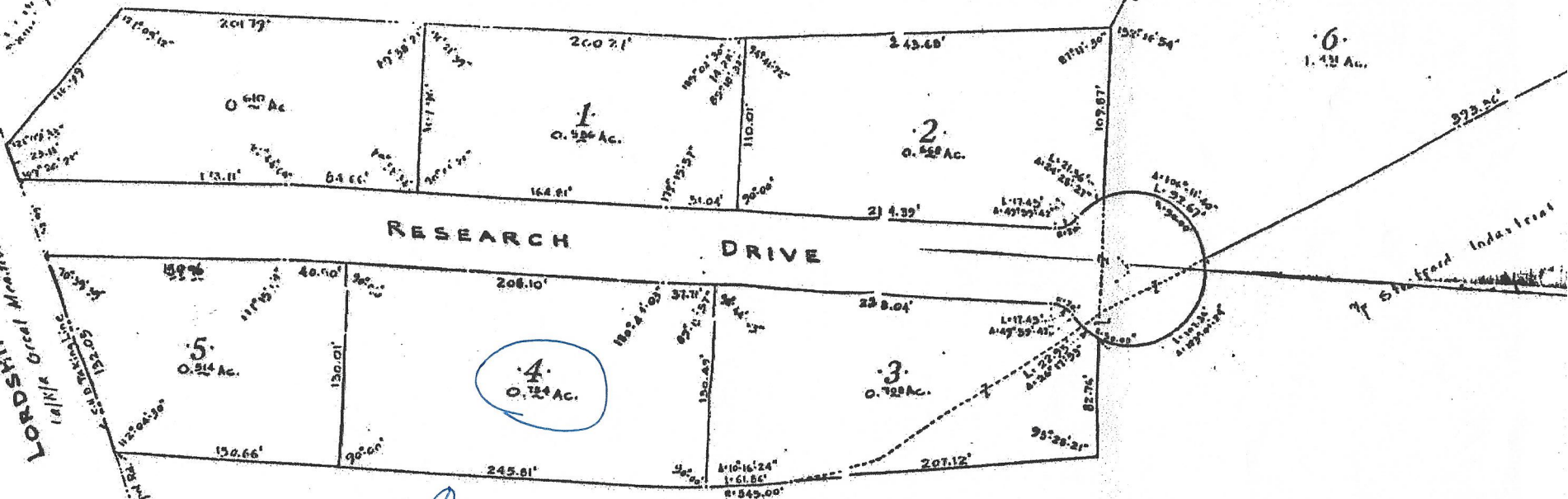
SURF AVE.

CONNECTICUT TURNPIKE

of Edward J. ...

of ... D'A.Marie

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 <sup>(A)</sup>	30 ft <sup>(A)</sup>	50 ft. <sup>(A)</sup>	10 ft. <sup>(A)</sup>	15 ft. <sup>(A)</sup>	25 ft. <sup>(A)</sup>	30 ft. <sup>(A)</sup>	25 ft.	20 ft. <sup>(A)</sup>
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.