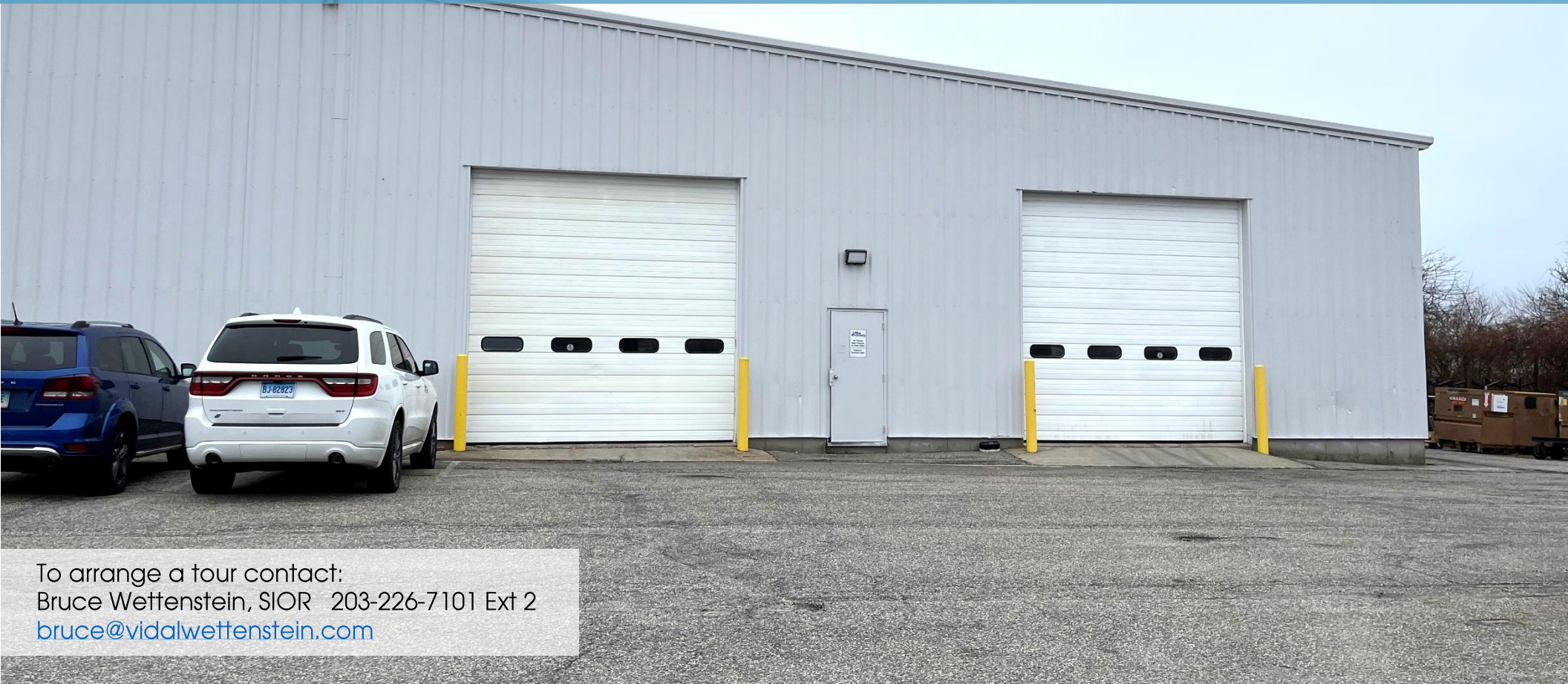


# INDUSTRIAL SPACE FOR LEASE

1180 Stratford Road, Stratford, CT



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



## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://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.

# 1180 Stratford Road, Stratford, CT

## 3,912 Square Feet

Occupancy, immediate

- Mezzanine storage of 560 sq/ft
- Pre-fab butler building
- Electric pony tail drops
- Air compressor lines in place
- Sky lights in place



Location: Convenient to exit 29 or 30 of I-95

### PROPERTY DETAILS

Building Area: 3,912± SF

Drive-in-doors: 2, 14'x14' each

Clear Height: 17' at side, 21' at the eave

Columns; 2 in center, 30'

Parking: 15±

Air conditioning: offices only

Bathrooms: 2, 1 in shop and 1 in the office

Heating: radiant gas fired

Gas: Yes

Water/ Sewer: City

Electric: 12/240 volt, 3 phase, 300 amps

Price: \$11.00 NNN



**SIO R** Individual Members  
Society of Industrial & Office Realtors

## VIDAL/WETTENSTEIN, LLC

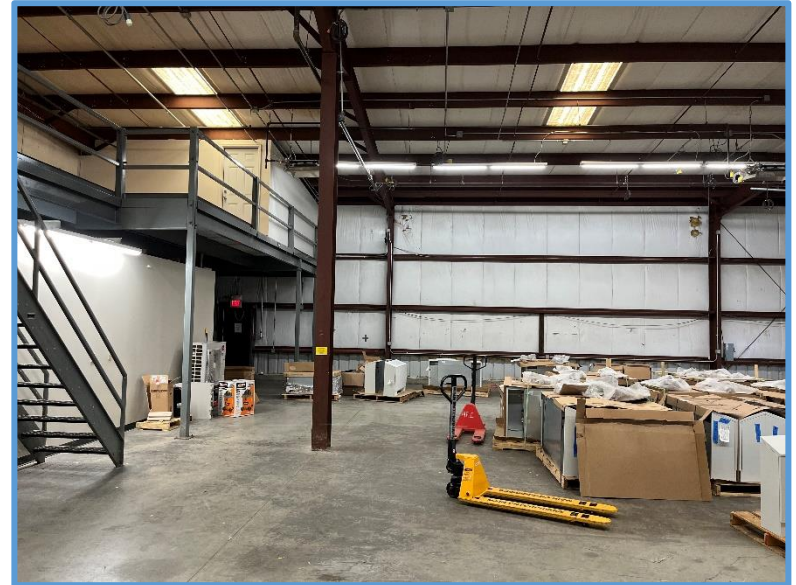
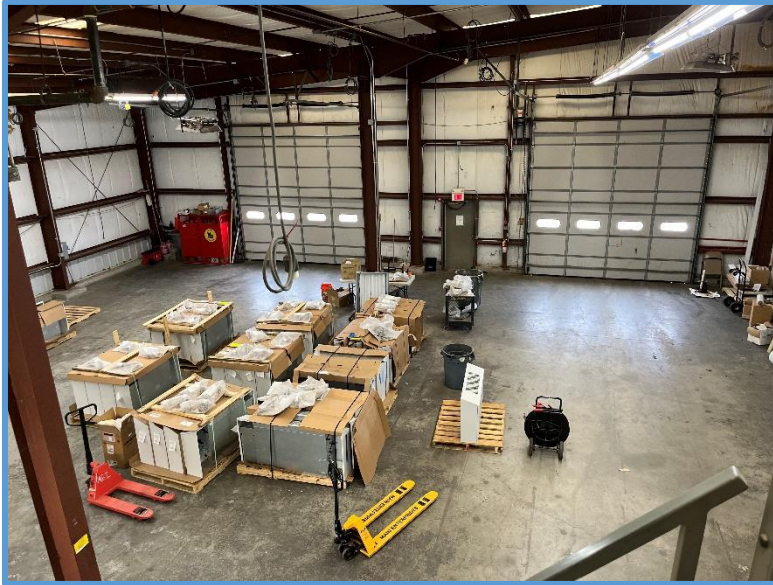


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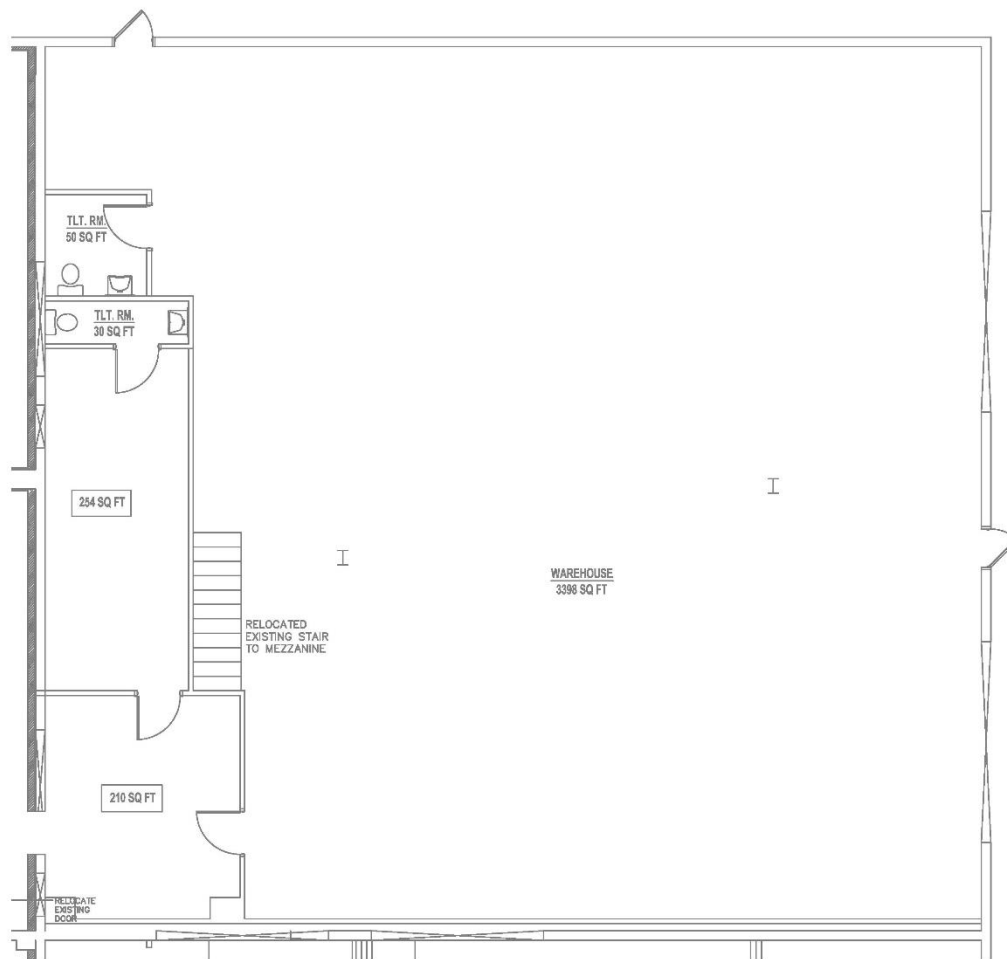
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# 1180 Stratford Road, Stratford, CT



# 1180 Stratford Road, Stratford, CT



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**MAIN ENTERPRISES INC**  
**OFFICE LAYOUT**  
1180 STRATFORD ROAD  
Stratford, Connecticut

OFFICE PART PLAN / SPACE "C"

3/13/2023 1/8" = 1' 0" KN

**SK-1**

# 1180 Stratford Road, Stratford, CT

