

BUILDING FOR SALE

125 Masarik Avenue, Stratford, Connecticut



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC



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.

125 Masarik, Avenue, Stratford, CT

Includes 2,750 sf office & 3,250 sf shop space
.42 acres, additional land adjacent to property

6,000 Square Feet Expandable

- Exterior facade is brand new
- Building has new rooftop air conditioner units and all new duct work.
- Entire office completely refurbished in February of 2023. Everything is new.
- Roof replaced in 2008
- Offices have recessed lighting, large conference room, kitchenette, men's & ladies' rooms
- Key card access to specific rooms and exterior doors
- New windows installed in the warehouse
- Lighting in shop is T-5 bulbs
- A recessed dock was filled & can be reinstalled.

PROPERTY DETAILS

2 drive in doors, 14'x14' & 8'x8'

Gas heat, city sewer, city water

14' clear in shop, no columns, clear span, concrete floor

400 amps, 3 phase, 4 wire, 120/208 volt

Parking for 30+ cars

Security system throughout

Fire alarm system, updated

Sink in tool room

Convenient to exit 30 of I-95

Building is leased until October, 2024, no option

Sale Price: \$750,000, leased until Oct. 2024

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Society of Industrial & Office Realtors

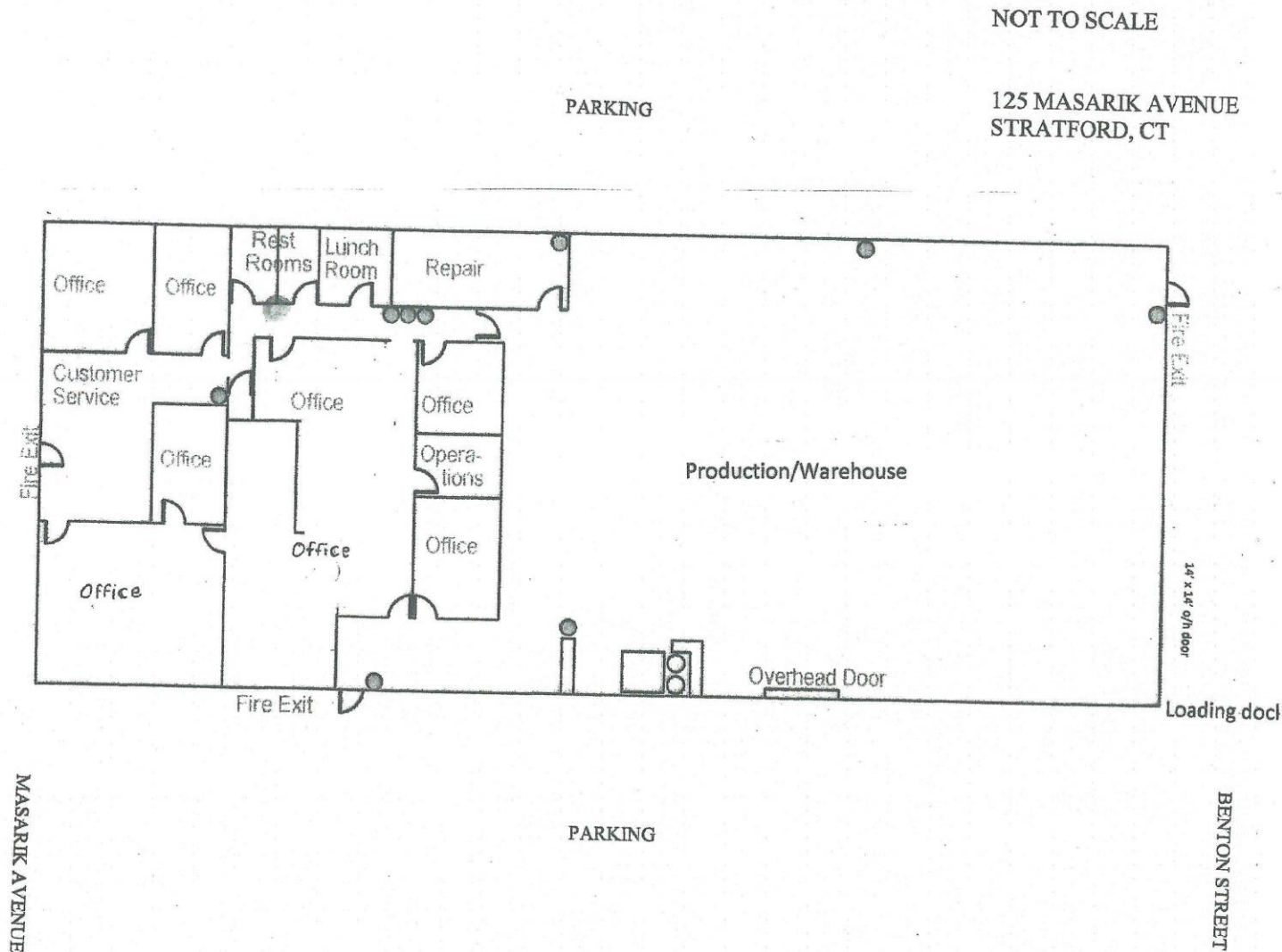
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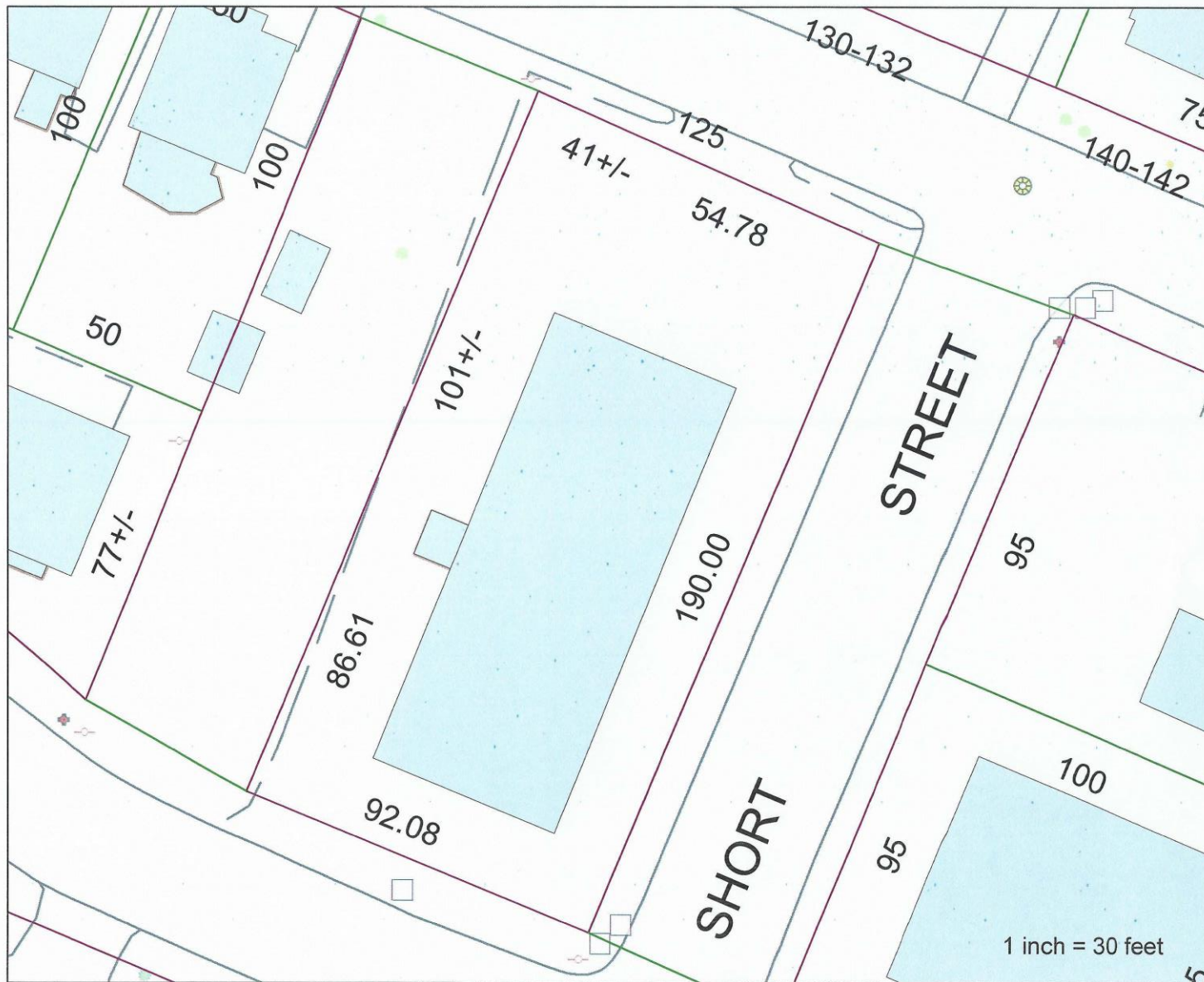
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