

140 Corporate Drive, Trumbull, CT

**FOR LEASE**

18,680 Square Feet

Office: 6,379± SF

Clear Height: 17'6"-21'6"

Loading Docks: 2

Site: 2.9 acres

Zone: IL2

Parking: 39 spaces

1.1 Miles to Route 25  
Connector to I-95

For information and to arrange a tour 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.



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**VIDAL/WETTENSTEIN, LLC**



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



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Sprinkler: Yes wet

Air Conditioning: Central air, new 2012

Kitchen: yes

Lease Rate: \$9.50 NNN

Taxes: \$2.55/SF (2018)

Heat: Gas fired forced hot air

Electrical: 1600 Amps, 480/277, 3 Phase

Sewer: Public

Water: Public

Gas: Yes

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Production/Warehouse Areas



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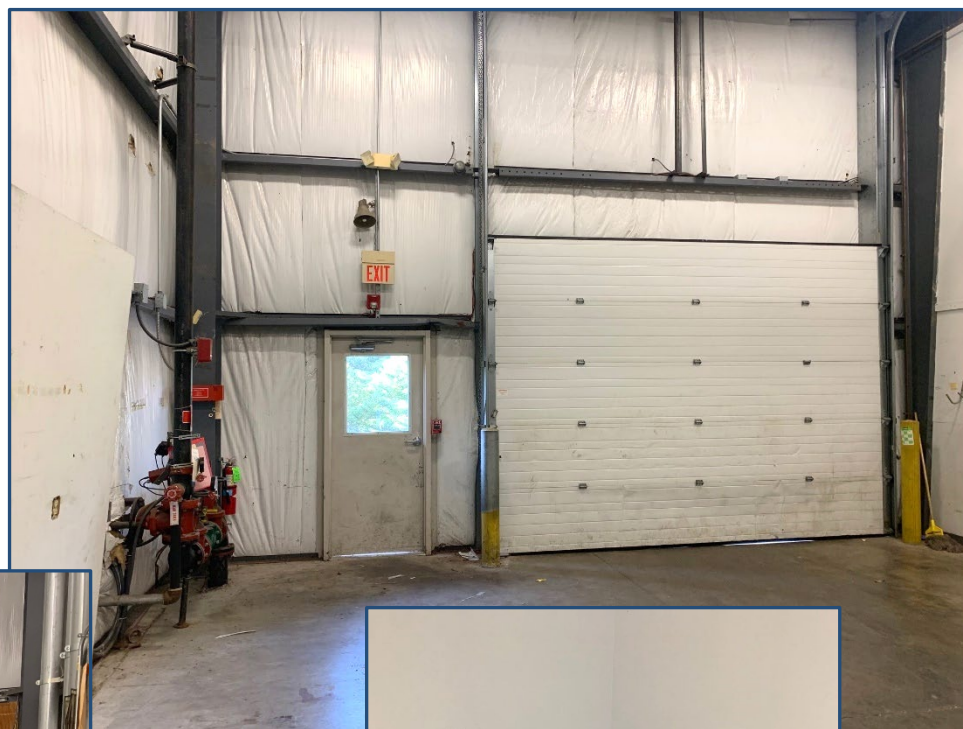
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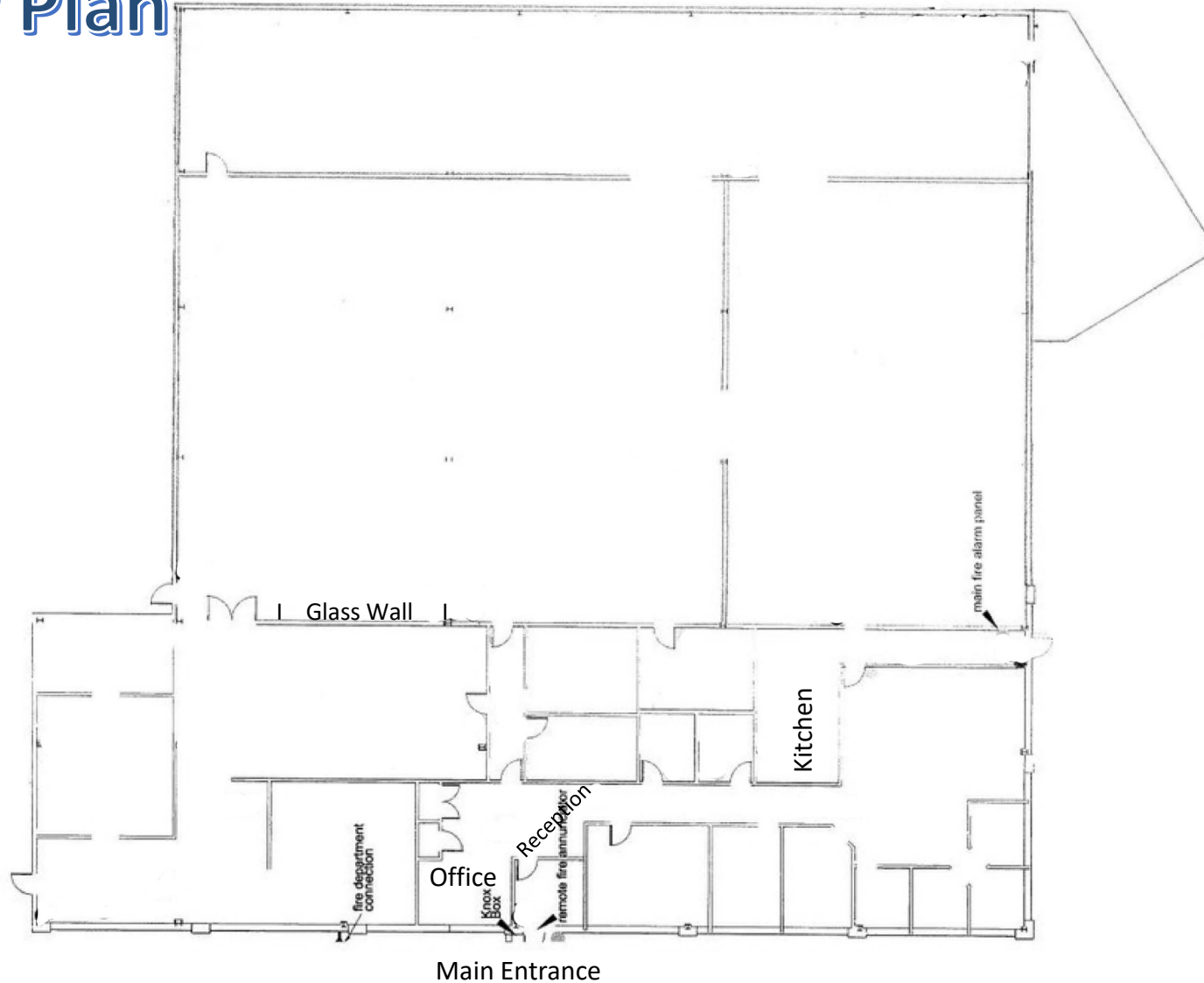
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## Floor Plan



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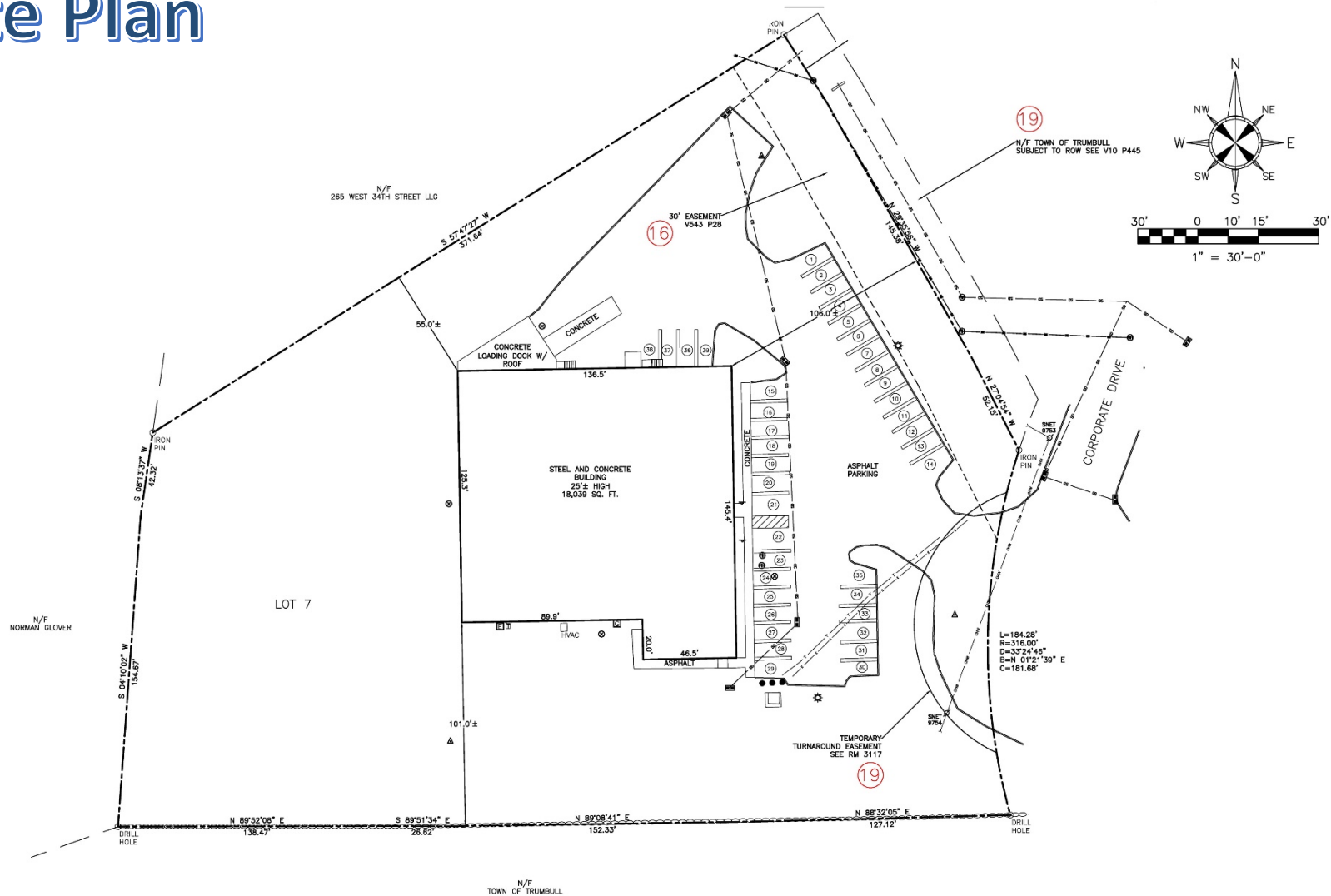
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## Site Plan



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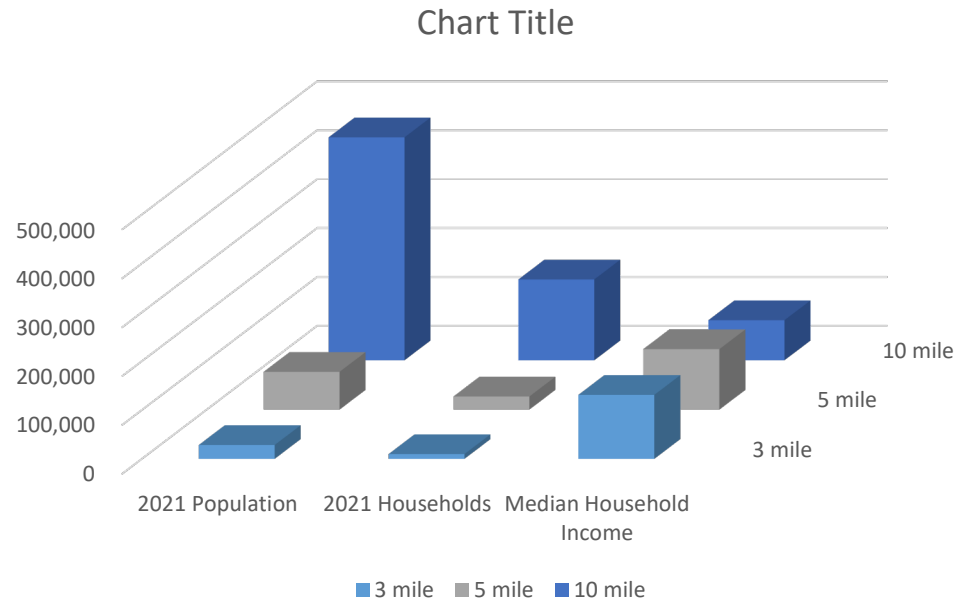
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## Demographics



Radius	3 mile	5 mile	10 mile
2021 Population	28,377	77,269	455,965
2021 Households	9,761	26,771	165,492
Median Household Income	\$131,018	\$123,760	\$82,075

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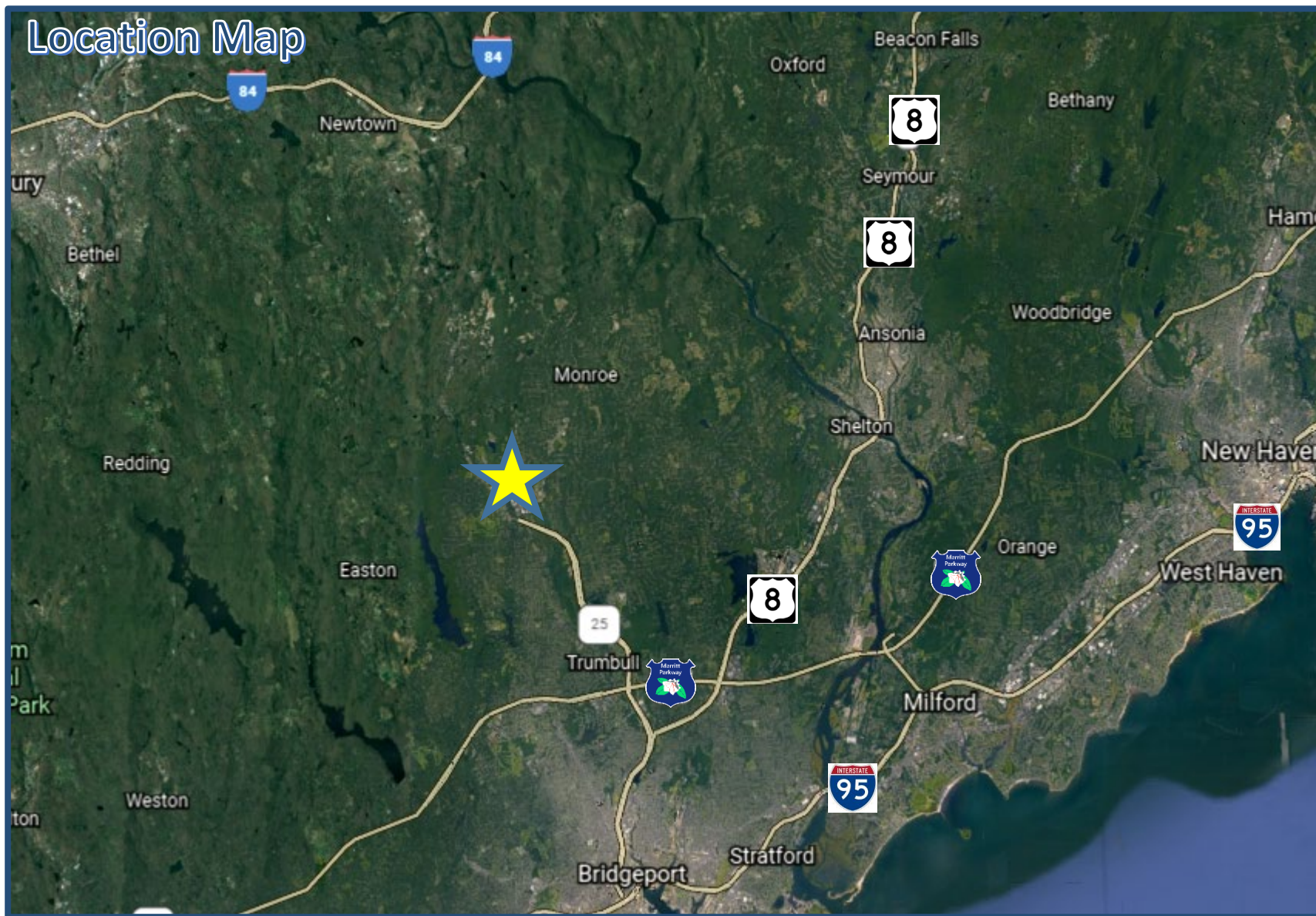
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