

INDUSTRIAL BUILDING FOR LEASE

140 Corporate Drive, Trumbull, CT



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.

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PROPERTY DETAILS

Building Area: 18,680± SF

Land Area: 2.9 acre

Zoning: IL2

Parking: 39± spaces

Office: 6,379± SF

Clear height: 17' 6" – 21" 6"

Loading: 2 docks

Heating: Gas fire forced hot air

Gas: Yes

Water/ Sewer: City

Taxes: \$2.55/SF (2018)

Lease Rate: \$9.50 NNN



Location:

1.1 Miles to Route 25 Connector to I-95



SIOR Individual Members
Society of Industrial & Office Realtors

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Production/Warehouse Areas



ADDITIONAL PROPERTY DETAILS
Sprinkler: Yes wet
Air Conditioning: Central air, new 2012
Kitchen: yes
Electrical: 1600 Amps, 480/277, 3 Phase

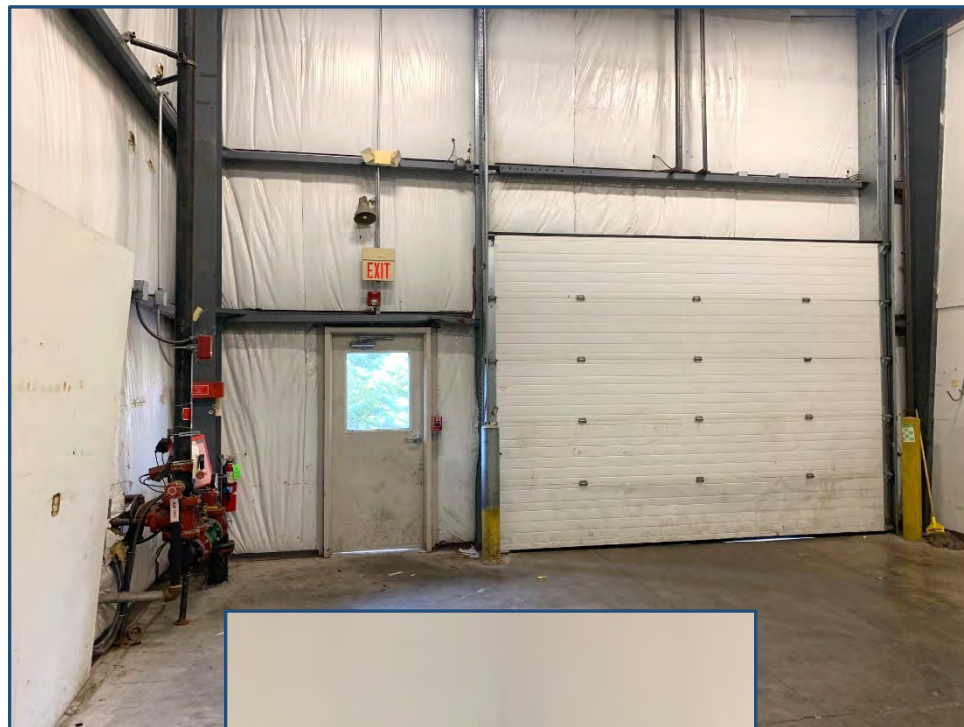


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Office Areas

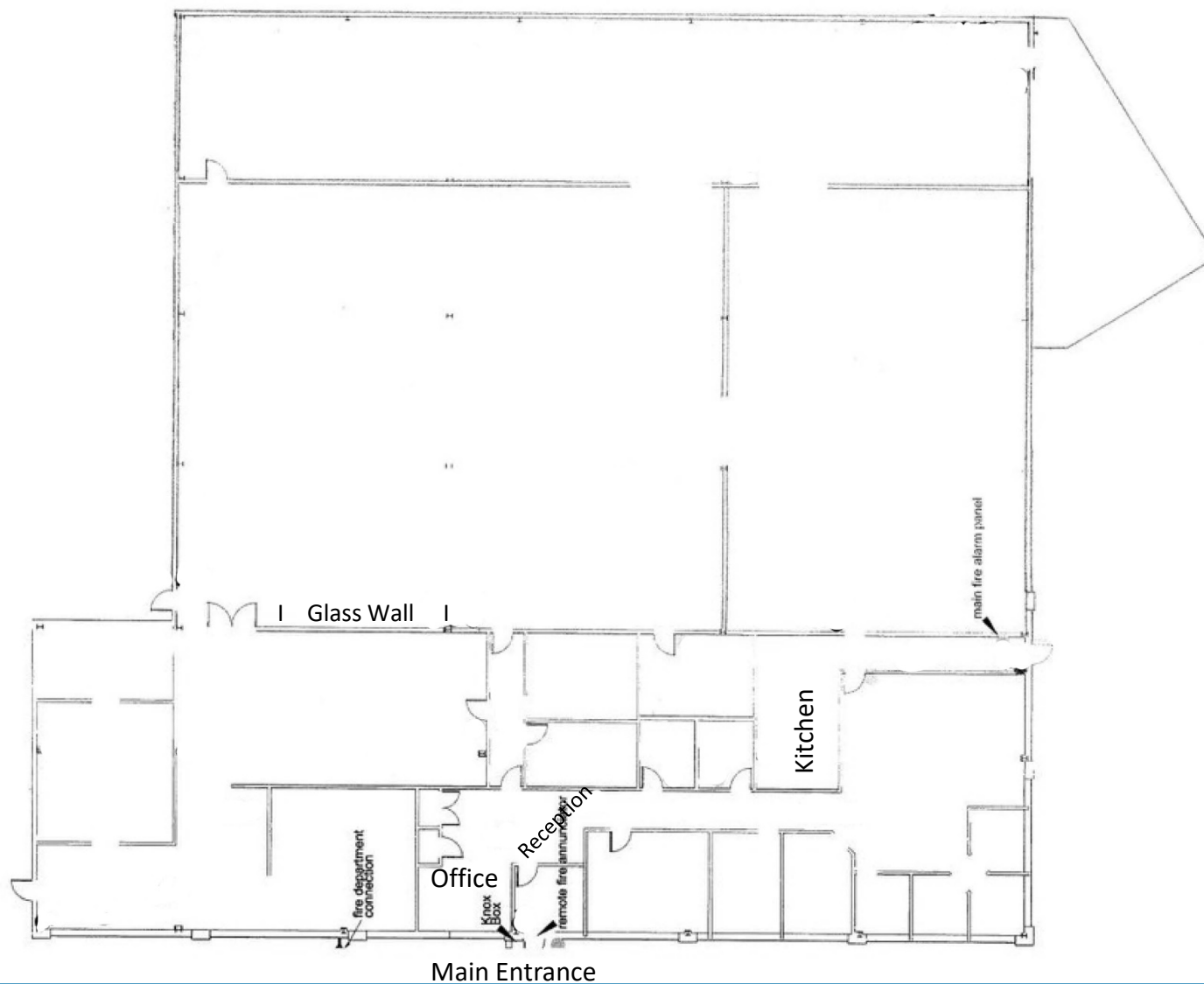


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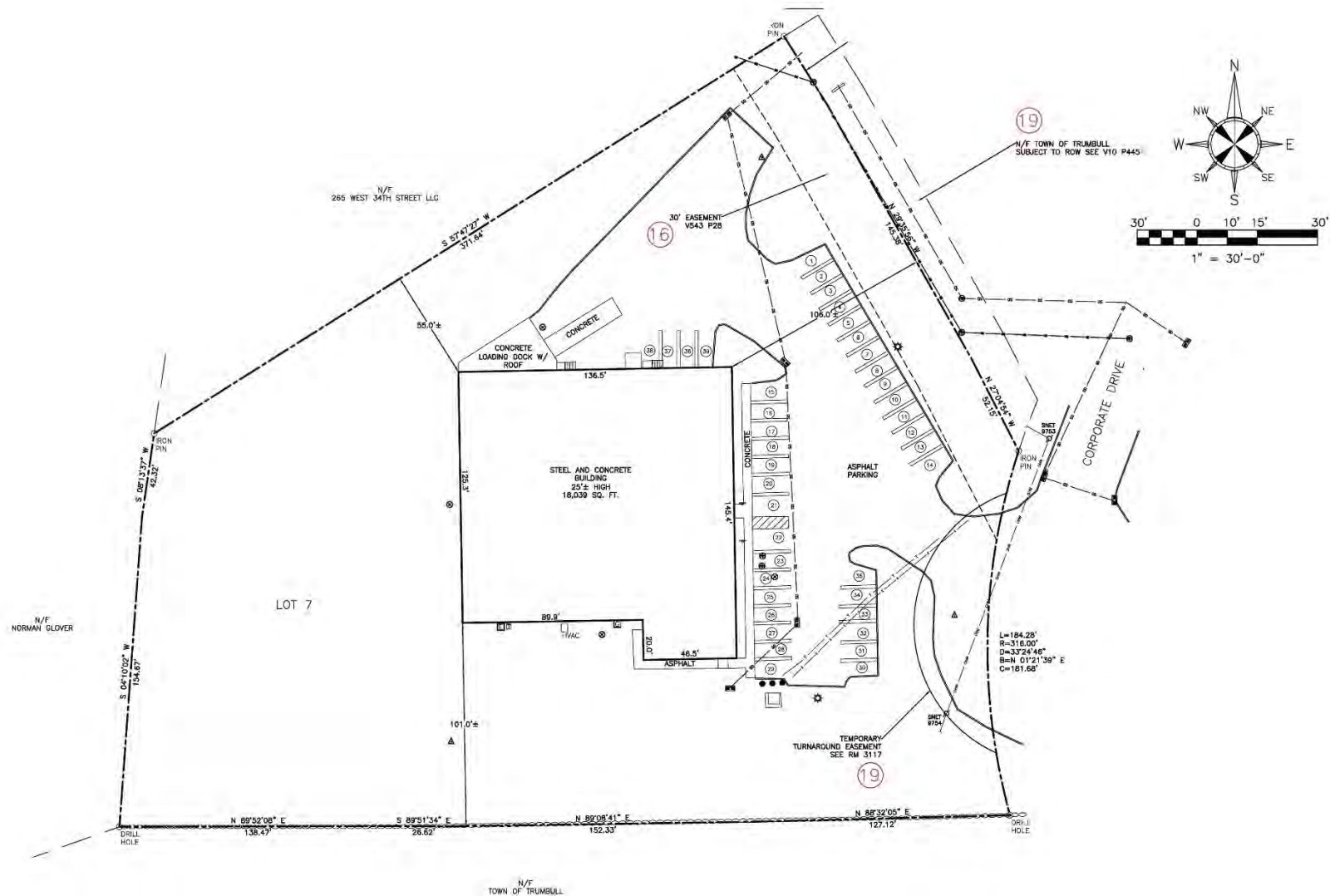


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Floor Plan



Site Plan



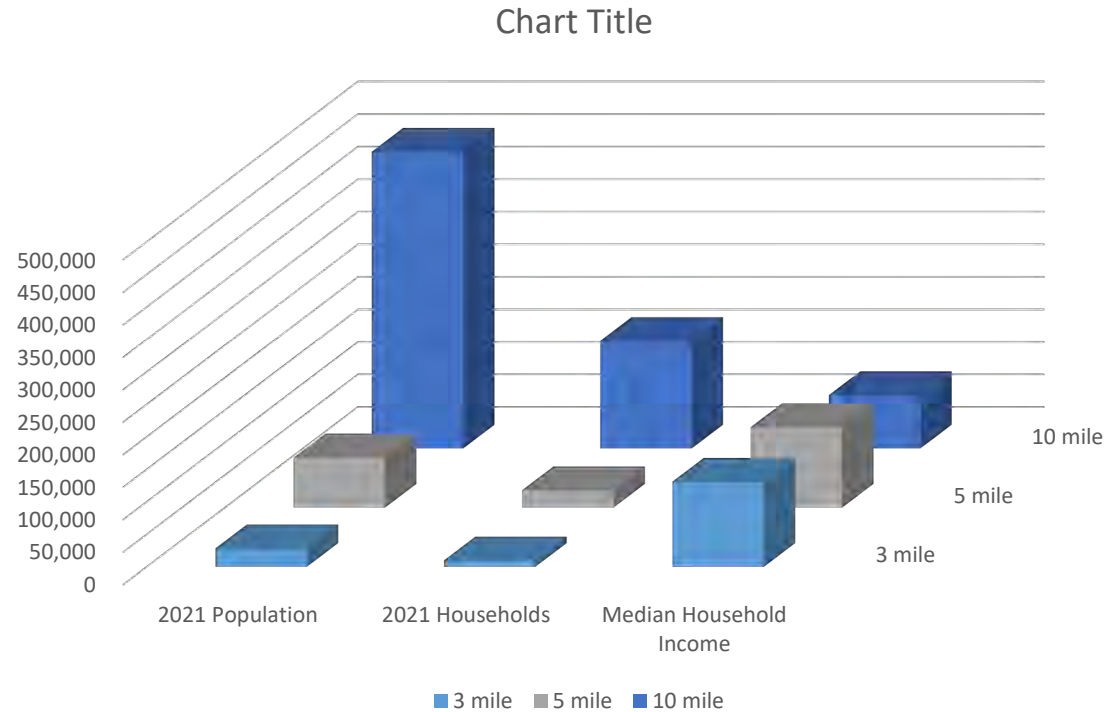
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Demographics



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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Location Map

