

# INDUSTRIAL SPACE FOR LEASE

190 Charles Street, Stratford, CT



To arrange a tour contact:  
**Bruce Wettenstein, SIOR, Ext 2**  
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**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.

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## PROPERTY DETAILS

Building Area: 5,745± SF

Clear Height: 11'

Column Space: clear span

Parking: 20+

Sprinklered: yes, wet system

Drive in Doors: 8' x 8' leading from space,  
to exterior door 10' x 14'

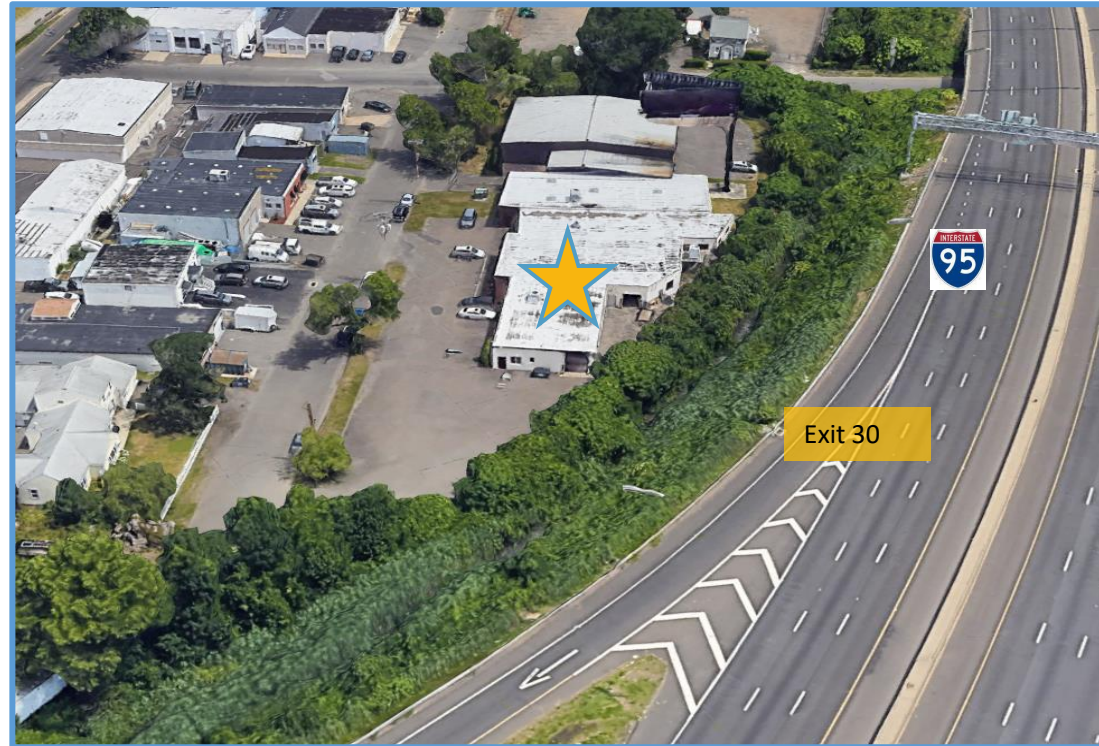
Heating: o/h forced air, natural gas

Water/ Sewer: City

Electric: 400 amps, 120/208 volts, single & 3 phase

Lease Price: \$5,500 per month **including** utilities,  
taxes and cam charges

- ☐ Electric bus bar
- ☐ Offices- Approximately 1,000± SF



Location: 1 Minute to 4 way interchange, I-95.



**SIOR** Individual Members  
Society of Industrial & Office Realtors

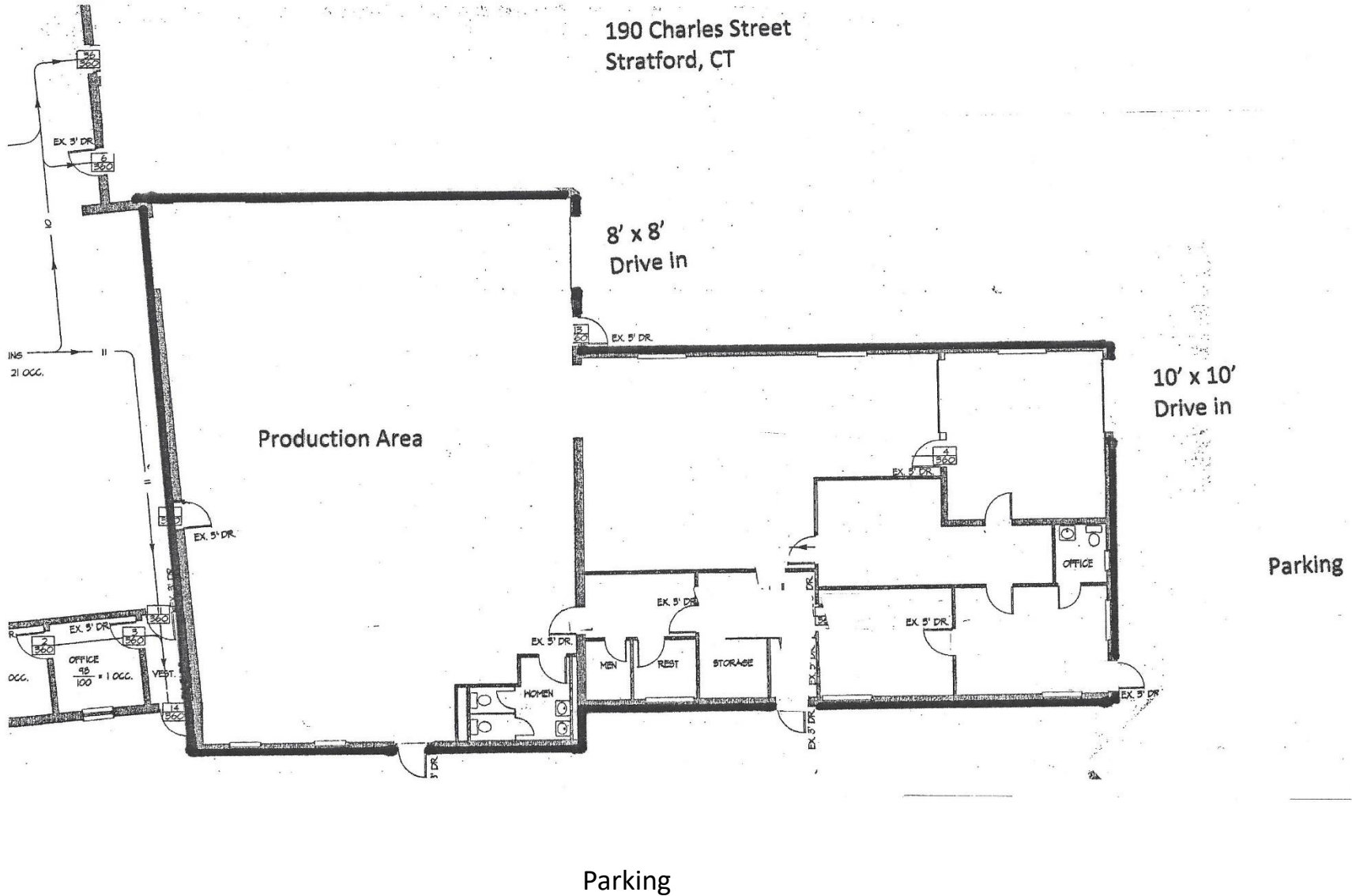
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