

125 Masarik Avenue, Stratford, Connecticut

BUILDING FOR SALE OR LEASE



Listed: \$690,000 for Sale, \$8.50 NNN for Lease

Taxes per sq. ft. \$1.38

Contact Bruce Wettenstein, SIOR

203.226.7101 ext. 2

Email: bruce@vidalwettenstein.com

6,000 SQUARE FEET, EXPANDABLE

*Includes 2,750 sf office & 3,250 sf shop space
.42 acres, add'l land adjacent to property*

Exterior facade is brand new, roof replaced in 2008

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

Lighting in shop is T-5 bulbs, slop sink in shop

Security system throughout, updated fire alarm system,

New windows installed in the warehouse

2 drive in doors, 14'x14' & 8'x8'. A recessed dock was filled & can be reinstalled.

Parking, 30 + cars

Offices have recessed lighting, large conference room, kitchenette, men's & ladies rooms

Key card access to specific rooms and exterior doors

Building is ISO certified Brand new bathroom fixtures

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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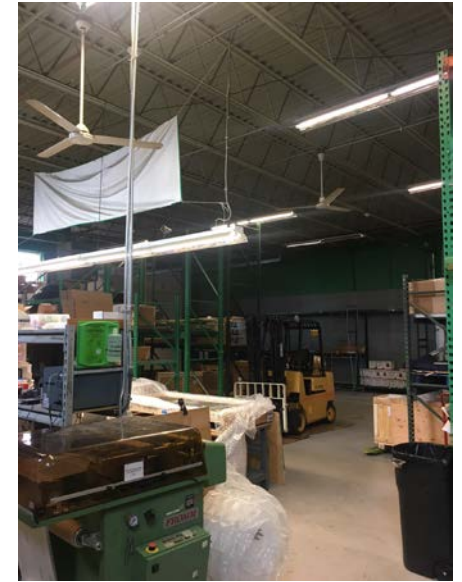
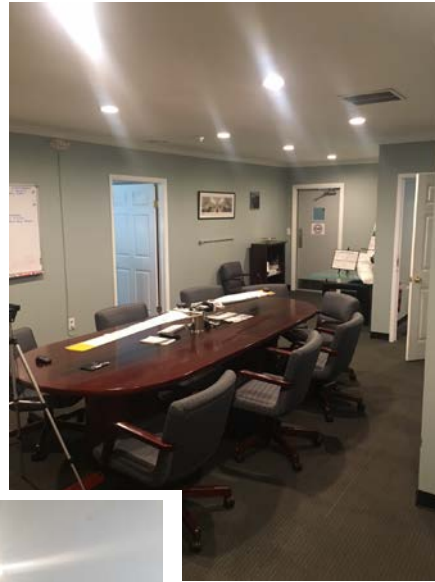
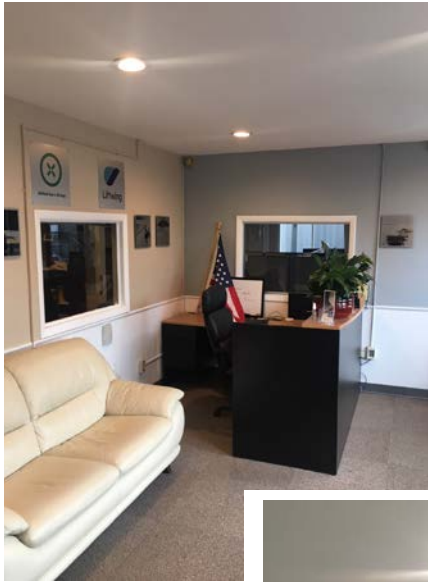
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

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