

# 280 Garfield Avenue, Stratford, Connecticut

## 27,156 sf on 1.73 acres

**Building:** One story pre-engineered hi bay building.

**Clear Height:** 32' to 34' clear

**Columns:** 2 rows, 50' x 25'

**Sprinklered:** Yes 100% wet system

**Electric:** 400 amps, 480/277-volt, 3 phase, 4 wire, transformer

**HVAC:** Fully air conditioned and natural gas heating

**Docks:** One 8' x 12' dock (can be a drive in), and two 8' x 8' loading docks, one with leveler

**Highway Access:** I-95 Exit 30, 1 minute away

**Lease:** \$9.00 per sf net    **Taxes:** \$1.77 psf.

For additional information please contact

Bruce Wettenstein, SIOR

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