

# INDUSTRIAL SPACE FOR LEASE

340 Avon Street, Stratford, CT



To arrange a tour contact:  
Bruce Wettenstein, SIOR  
203-226-7101 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

Area: 4,000± SF

Land Area: acre

Zoning: RM-1

Parking: 8 cars

Clear height: 16' clear

Overhead doors: two; 10 x 14 and 9 x 10

Electric: 225 amps, 208-volt, 3 phase, 4 wire

Heating: gas heat, o/h forced air units

Gas: Yes

Water/ Sewer: City

Lease Price: \$11.00 plus \$3.75 for tax and cam



Location: Convenient to exit 31 of I-95



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

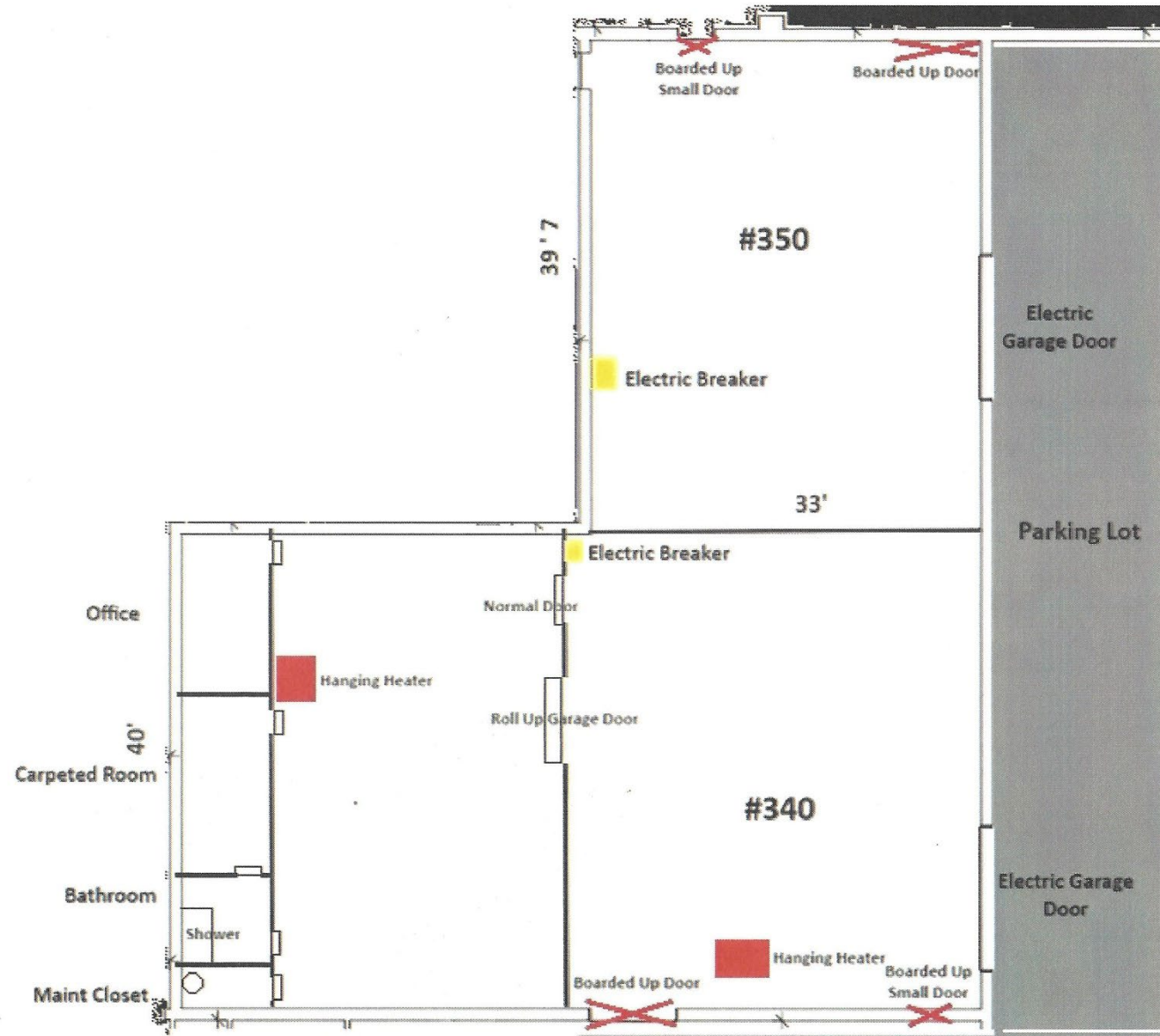
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