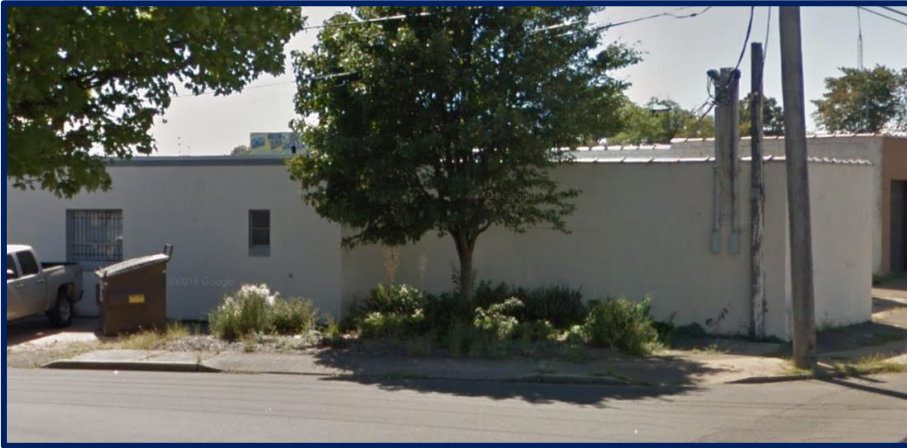


584 Surf Avenue, Stratford, Connecticut



3,840 square feet

Facility is ideal for service contractor, packaging, light manufacturing or assembly operation.

Located less than 1/2 mile to exit 30 of I-95, (Lordship Blvd). And very close to UPS and FedEx main truck terminals.

Price: \$405,000

Taxes: \$7,046

For additional information please contact:
Bruce Wettstein, SIOR
203- 226-7101 Ext. 2
bruce@vidalwettenstein.com

- Block and steel building with a newer roof
- Zoned light industrial
- Parking for approximately 9 cars
- Shop area approximately 3,452 sq/t
- Office area of approximately 388 sq/ft, air conditioned.
- 9' 5" clear height under the joist beams.
- Concrete floor throughout space.
- One 12' x 10' drive in door
- 400 amps, 120/208 volts, 3 phase power
- Newer heating, gas fired heating unit
- Fluorescent lighting fixtures.
- City water, city sewer and natural gas.
- Fully air conditioned
- 2 bathrooms
- Outdoor storage area available

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



SIOR

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VIDAL/WETTENSTEIN, LLC

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