

584 Surf Avenue, Stratford, Connecticut



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~~ Reduced \$385,000

Taxes: \$7,046

3,840 square feet

- Block and steel building with a new roof
- Zoned light industrial
- 12' x 10' drive in door
- 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.
- 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

For additional information please contact:

Bruce Wettenstein, SIOR

203- 226-7101 ext. 2 / bruce@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.



SIOR

Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

SURF AVENUE

(45' WIDE)

MEAD STREET

(50' WIDE)

S.M.
R.M. ELEV. -9.80'
INV. OUT -3.99'

E.O.P.

SEWER PIPE

MULCHED AREA

OH. C.L.F. WEARRED W.
2" TREE
102.70'

E.O.P.

U1

#1539

2" TREE

10' OPEN SPACE SETBACK

20' FRONT YARD SETBACK

WALL LIGHT

DOWN SPOUT (TYP.)

10.1'

WALL LIGHT

RAMP

GATE

22.8'

CO

BUSH

20' FRONT YARD SETBACK

WALL LIGHT

DOWN SPOUT (TYP.)

10.1'

WALL LIGHT

RAMP

EXISTING 3" RED MAPLE
AND SEA GRASS

CONC. WALK

U1

#6472

WM

CONC.

12.7'

EXISTING PARKING

4

15.7'

15.7'

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PARCEL 1

* AREA = 7,588 S.F.

EXISTING
ONE STORY CONCRETE
BLOCK
BUILDING
3800 SQ. FT.

15' SIDE YARD SETBACK

S 31°19'22" W
PROPOSED LOT LINE

5' SIDE YARD SETBACK

PARCEL 2

* AREA = 9,775 S.F.

EXISTING ONE STORY
STEEL FRAME
BUILDING
F.F. ELEV. = 12.25

F.F. ELEV. = 12.25

22.5' FRONT YARD SETBACK
(SEE SECTION 10.2.2.)

EXISTING
ONE STORY CONCRETE
BLOCK
BUILDING
3800 SQ. FT.

EXISTING ONE STORY
STEEL FRAME
BUILDING
F.F. ELEV. = 12.25

15' SIDE YARD SETBACK

GM

WALL LIGHT

WALL LIGHT

5' SIDE YARD SETBACK

103.89'

5.7'

S 58°40'38" E

191.97'

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SAN
MH

TEL.
MH

ALK