

# 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  
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 Wettstein, SIOR  
203- 226-7101 ext. 2 / [bruce@vidalwettenstein.com](mailto: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

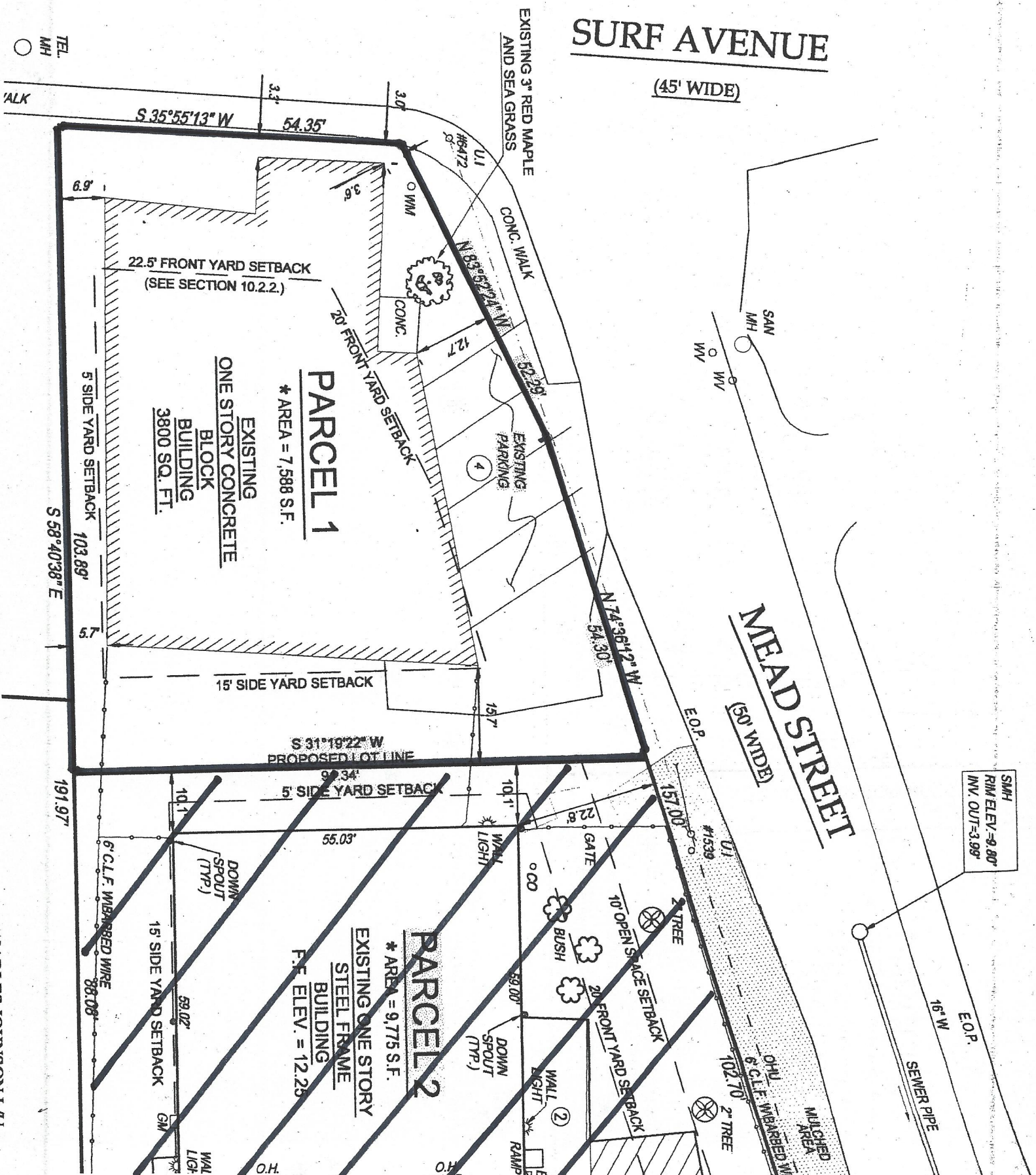
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# SURF AVENUE

(45' WIDE)

# MEAD STREET

(50' WIDE)



**PARCEL 1**

\* AREA = 7,588 S.F.

EXISTING  
ONE STORY CONCRETE  
BLOCK  
BUILDING  
3800 SQ. FT.

**PARCEL 2**

\* AREA = 9,775 S.F.

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

SAM  
RM ELEV. = 9.80'  
INV. OUT. = 3.99'

E.O.P.

SEWER PIPE

MULCHED  
AREA

OHJ  
6" C.L.F. WEARERED WI  
2" TREE

2 TREE

20' FRONT YARD SETBACK

10' OPEN SPACE SETBACK

GATE

WALL LIGHT

DOWN SPOUT (TYP.)

DOWN SPOUT (TYP.)

WALL LIGHT

WALL LIGHT

WALL LIGHT

WALL LIGHT

6" C.L.F. WEARERED WI

WALL LIGHT

WALL LIGHT

TEL  
MH

SAM  
MH

SAM  
MH

WM  
WM

EXISTING 3" RED MAPLE  
AND SEA GRASS

CONC. WALK

EXISTING  
PARKING

15' SIDE YARD SETBACK

S 31°19'22" W  
PROPOSED LOT LINE

5' SIDE YARD SETBACK

15' SIDE YARD SETBACK

5' SIDE YARD SETBACK

22.5' FRONT YARD SETBACK  
(SEE SECTION 10.2.2.)

S 35°55'13" W

54.35'

N 74°38'12" W

54.30'

S 58°40'38" E

103.89'

191.97'

E.O.P.

157.00'

102.70'

102.70'

102.70'

102.70'

102.70'

102.70'

102.70'

102.70'

102.70'