

6580 Main Street, Stratford, Connecticut



1,469 and 2,895 square feet on 2nd floor

- Location strong for commuters
- Supporting amenities on site
- Elevator
- Spaces have separate gas and electric meter.
- Immediate Occupancy

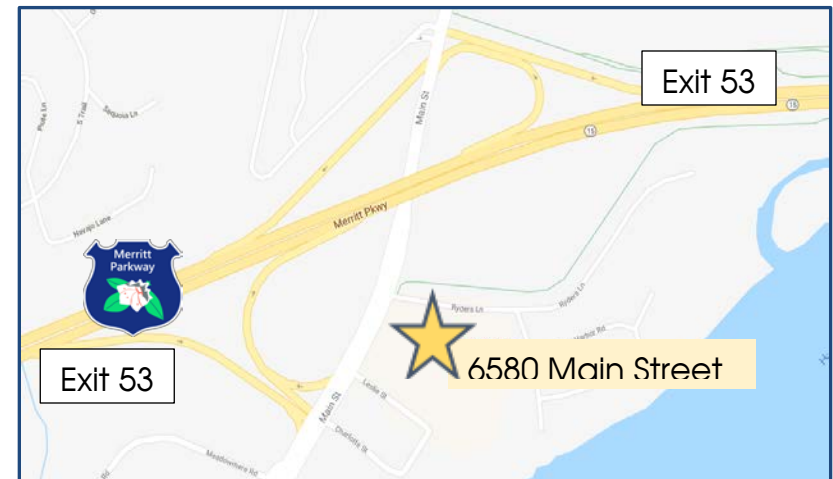
To arrange a tour contact:

Bruce Wettstein, SIOR

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Randy Vidal

203-226-7101 ext. 3, randy@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

Ryders Landing, Stratford, CT

Many new updates to Ryders Landing property and buildings as well as modifications to transportation routes and traffic flow coming very soon!

Office Spaces for Lease

Bldg. 2: from 548 to 7,070 sq. ft. units available
Bldg. 3: 1,469 – 2,895 sq. ft. units available
\$21.90 PSF + utilities

- Parking for 400+ vehicles
- Parking lot being resurfaced & stripped November 2018
- 8 Minutes to I-95 & 5 minutes to Route 8
- 4 way exchange to Merritt Parkway within view
- Access and egress lanes for Sikorsky planned for spring 2019, eliminating two lights
- Expanding Walk ways
- Bus line at Ryder's landing
- Owners will do a test fit for prospective Tenant
- Owners have in house construction team

88 Ryders Lane, Building 2

- Building 2 exterior is being renovated next year, 2019
- Owners will do Tenant improvements, in Building 2
- 8% core factor

6580 Main Street, Building 3

- Sprinkler system
- 20% core factor



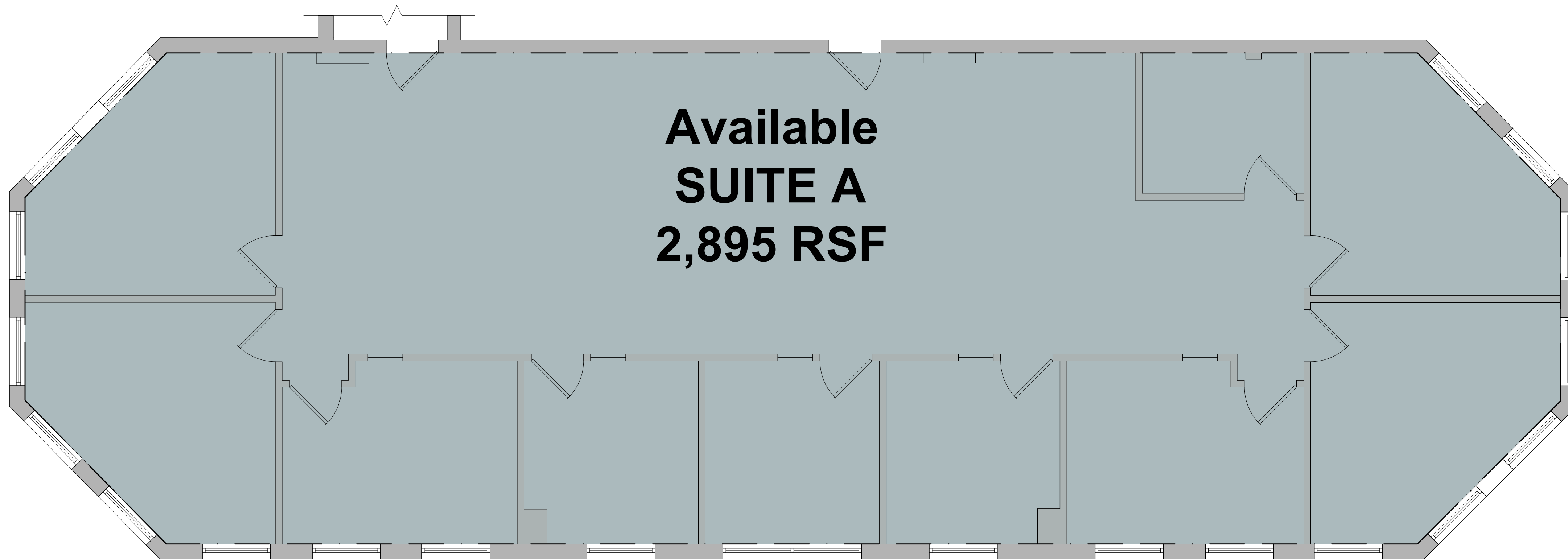
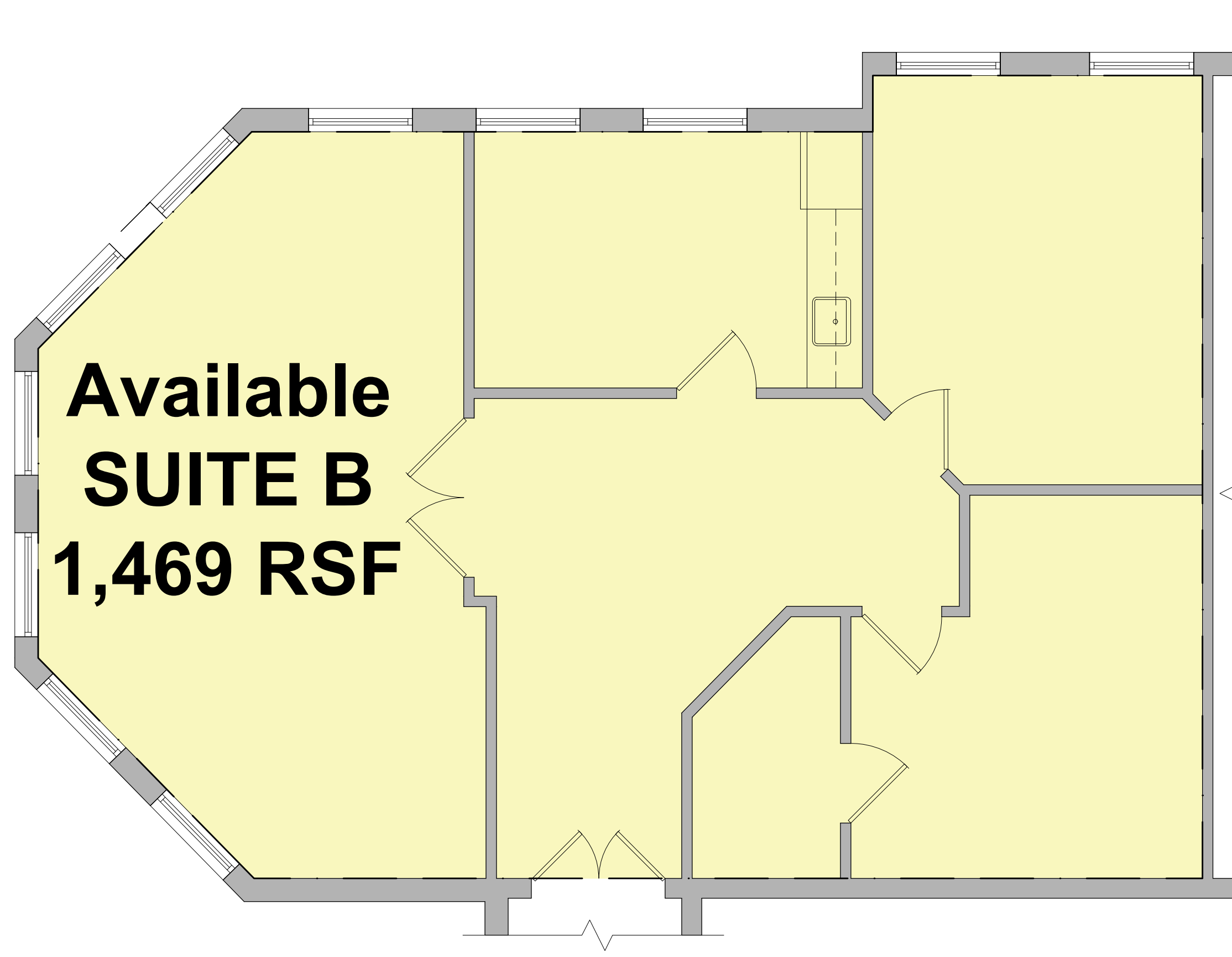
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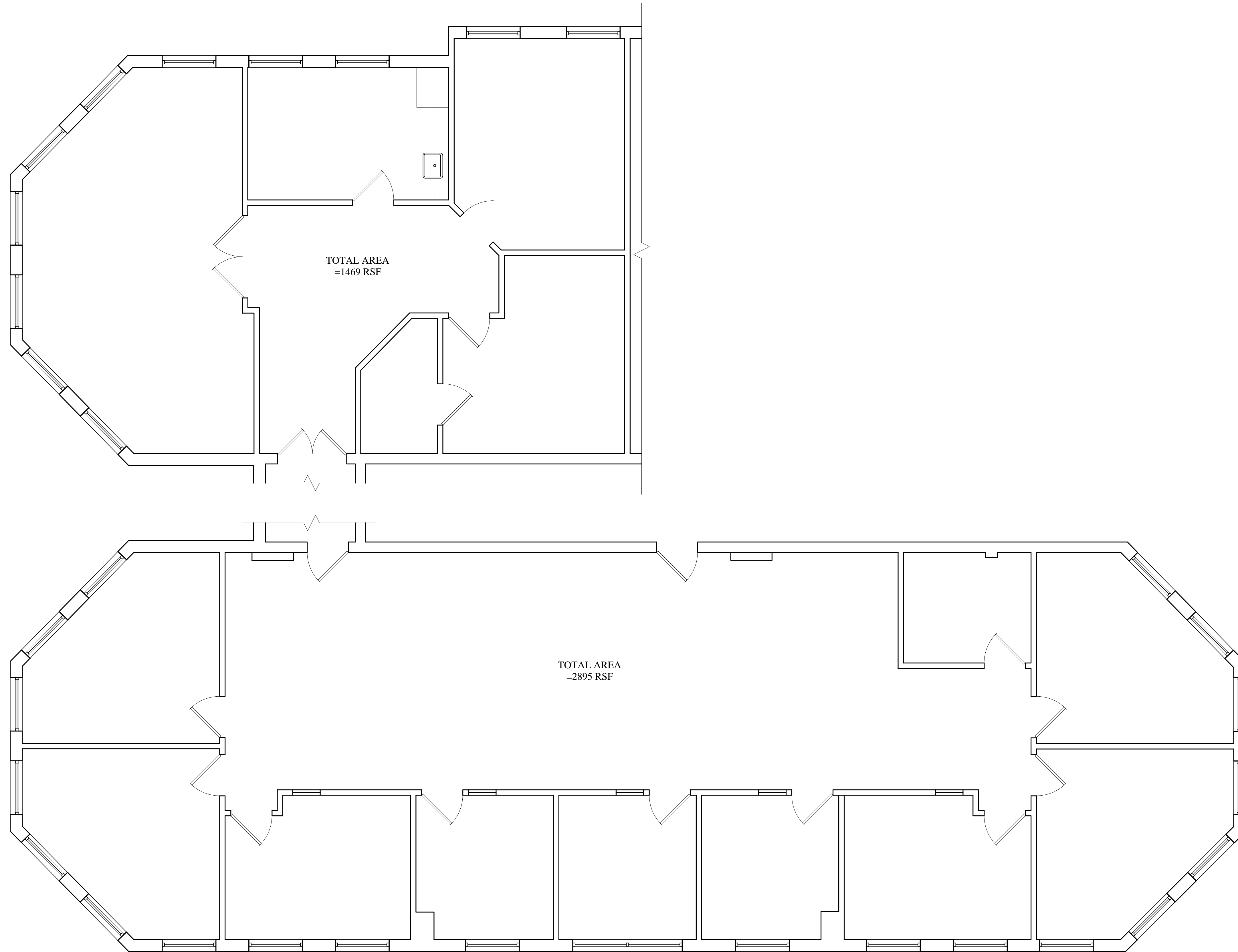


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SECOND FLOOR PLAN (PARTIAL)
SCALE: 1/4" = 1'-0"

