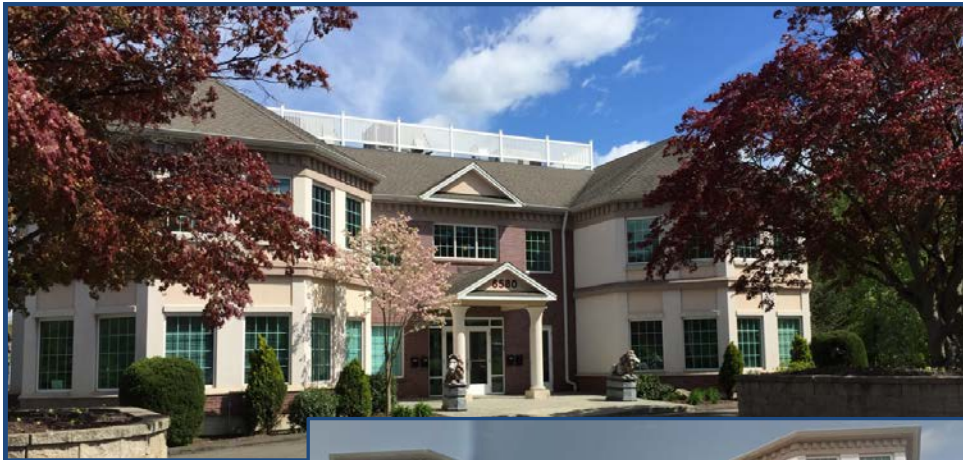


# 6580 Main Street, Stratford, Connecticut



1,469 and 2,895 square feet on 2<sup>nd</sup> floor

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

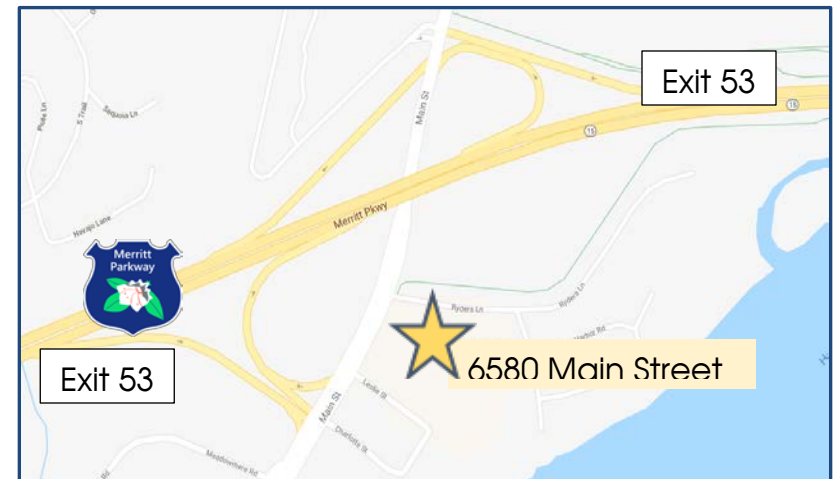
To arrange a tour contact:

**Bruce Wettstein, SIOR**

203-226-7101 ext. 2, [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

**Randy Vidal**

203-226-7101 ext. 3, [randy@vidalwettenstein.com](mailto: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](http://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

- 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



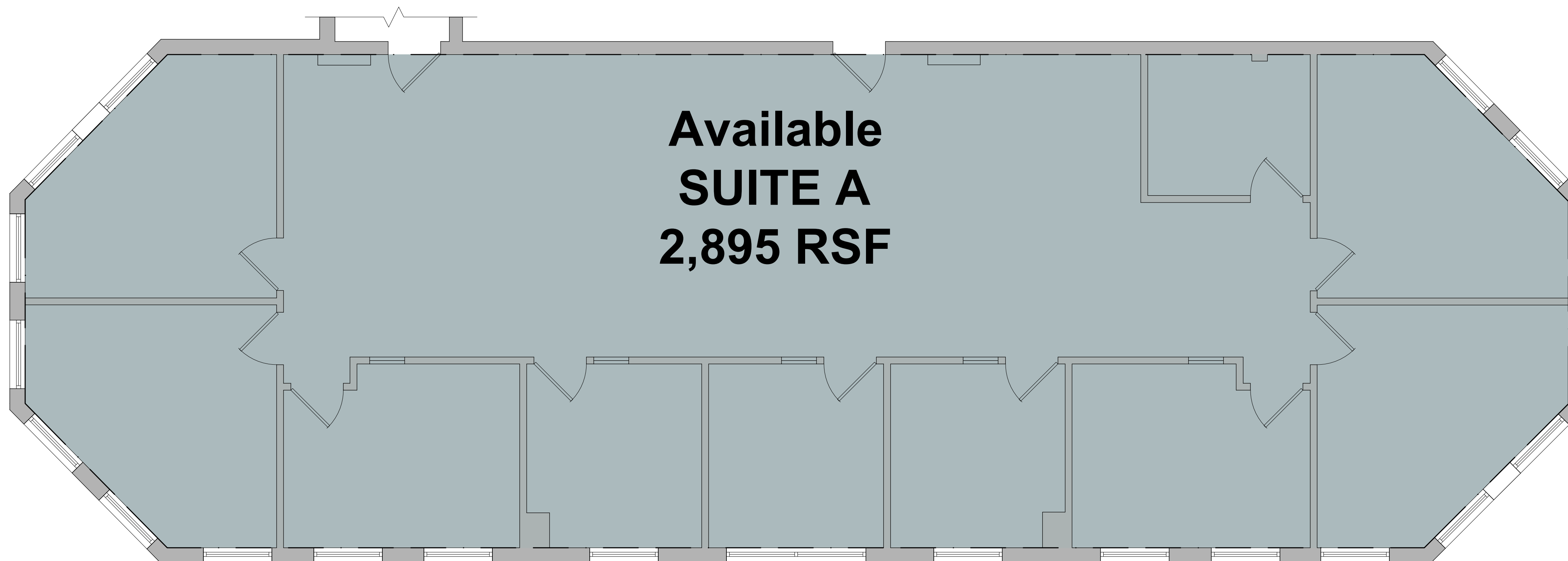
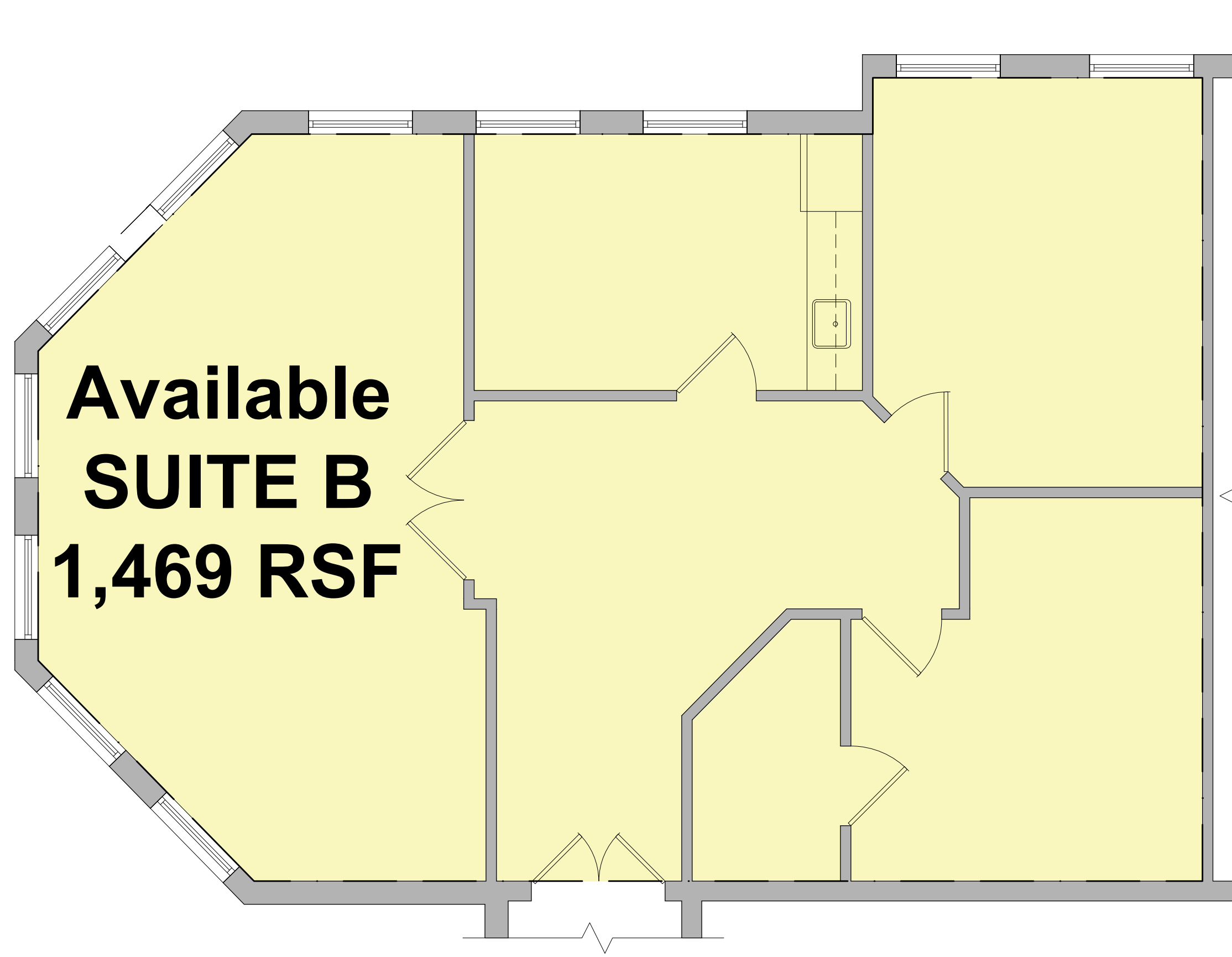
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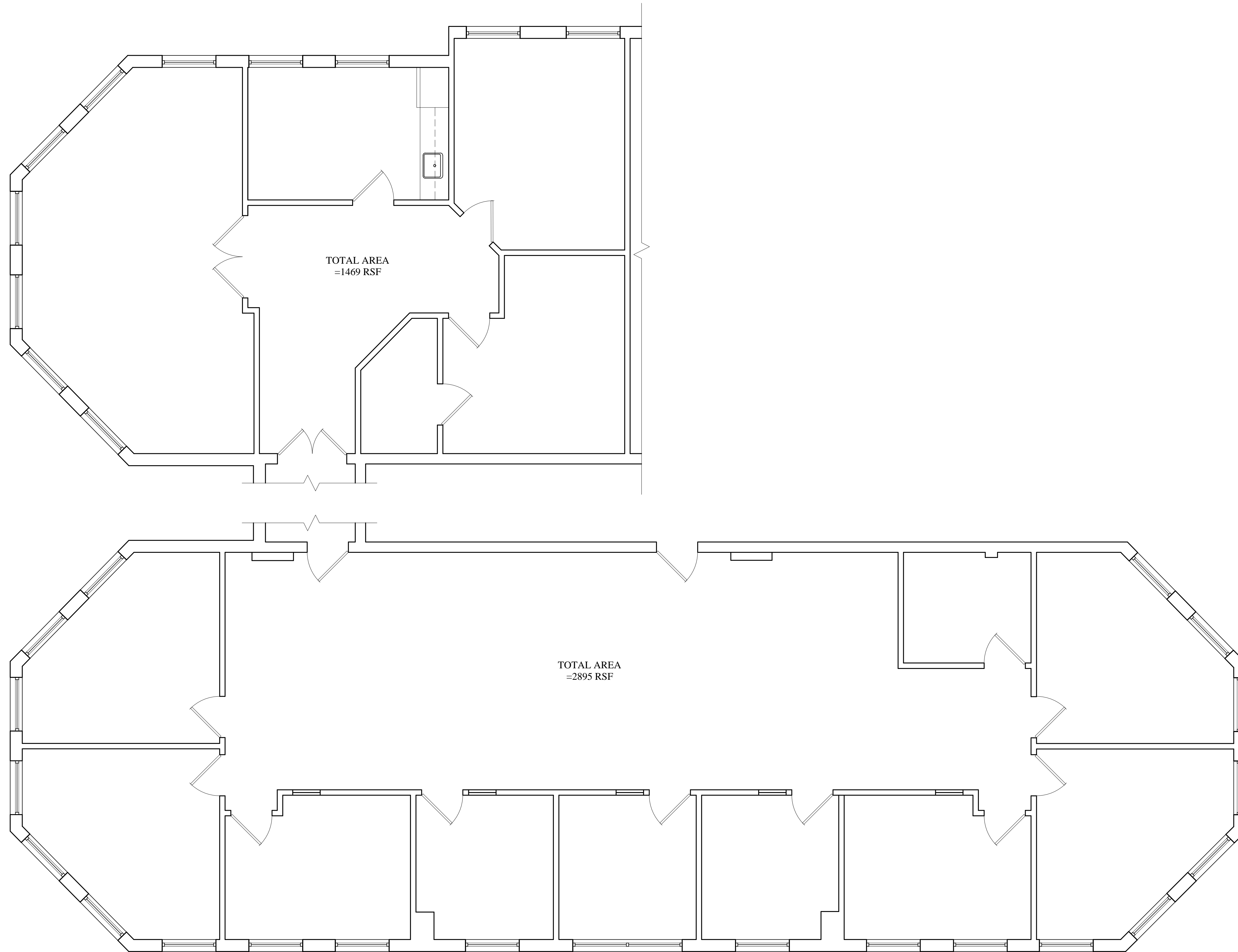


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SECOND FLOOR PLAN (PARTIAL)  
SCALE: 1/4" = 1'-0"

