

# 700 Lordship Boulevard, Stratford, Connecticut



Building is across from the new FEDX Ground facility and the Amazon.com distribution center, among many other commercial businesses.

Space is ideal for retail, wholesale, distribution, automotive repair, much more.

**For Sale: \$995,000 or for lease: \$12.00 per sq. ft. NNN**

Taxes: \$18,196.68, \$2.17 psf

## 8,400 Square Feet

**Showroom:** 1,500 sq. ft. showroom and offices  
(front lower bay section)

**Clear Height:** 14' in warehouse area, 10' in showroom

**Utilities:** City water & sewer, Natural Gas heat  
400 amps, 3 phase, 208 volts

**Parking:** 30+ spaces

**Access:** I-95 exit & entrance ramps are seconds away

**Loading:** One dock and one drive in door

**Zone:** MA

For additional information or to arrange a tour  
contact Bruce Wettenstein, SIOR  
203-226-7101 Ext 2, [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

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