

# 740 Woodend Rd, Stratford, Connecticut



5,456± square feet

- Modern single tenant building with clear span
- Ideal for warehouse or light industrial
- Two drive in doors
- Abundant parking
- City water, sewer, & natural gas
- Lease: \$7.50 per sq ft NNN

INDUSTRIAL SPACE FOR LEASE

*Hard to find clean building*

For additional information please contact 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](http://www.vidalwettenstein.com)

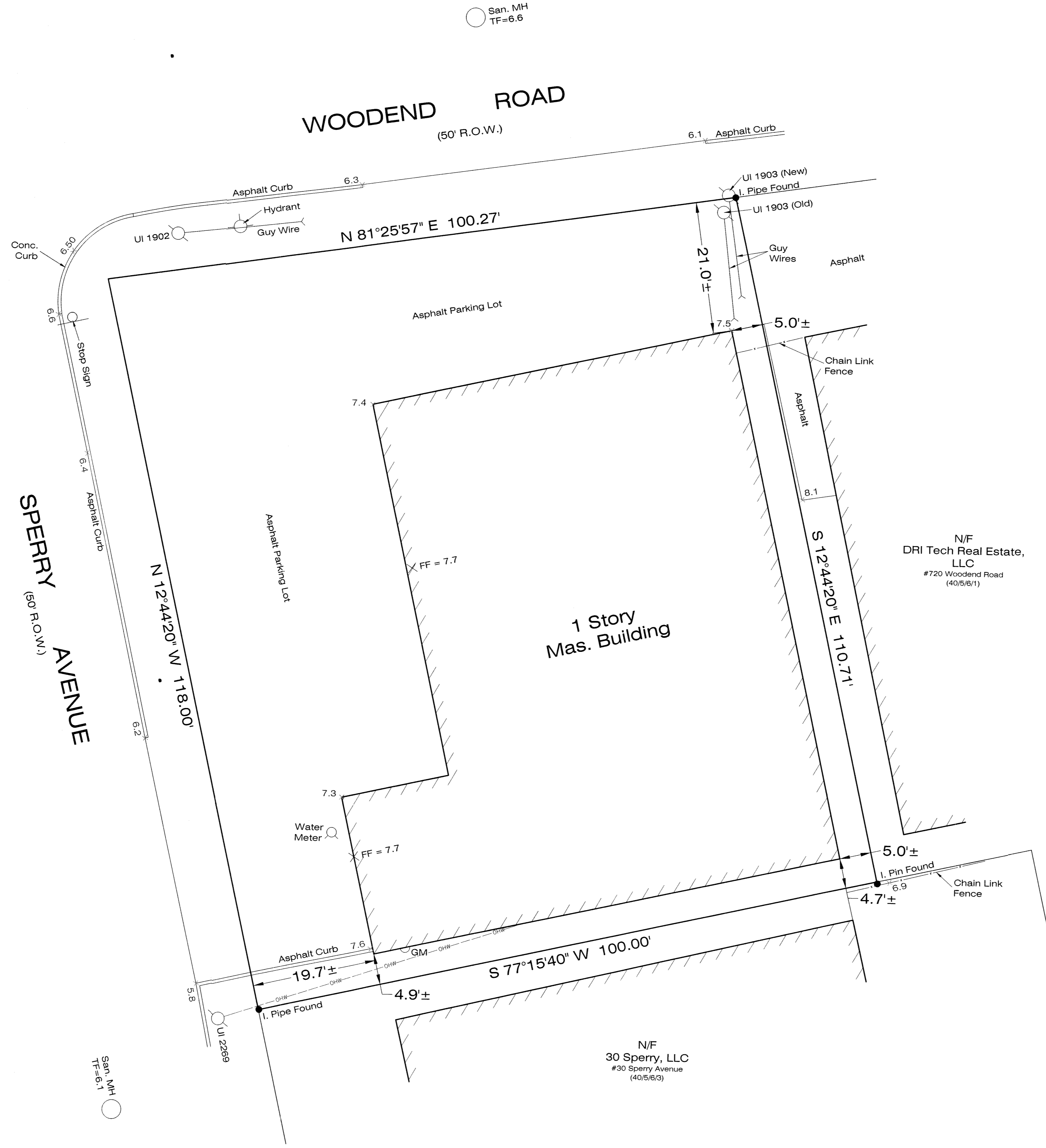
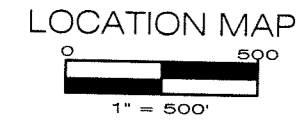
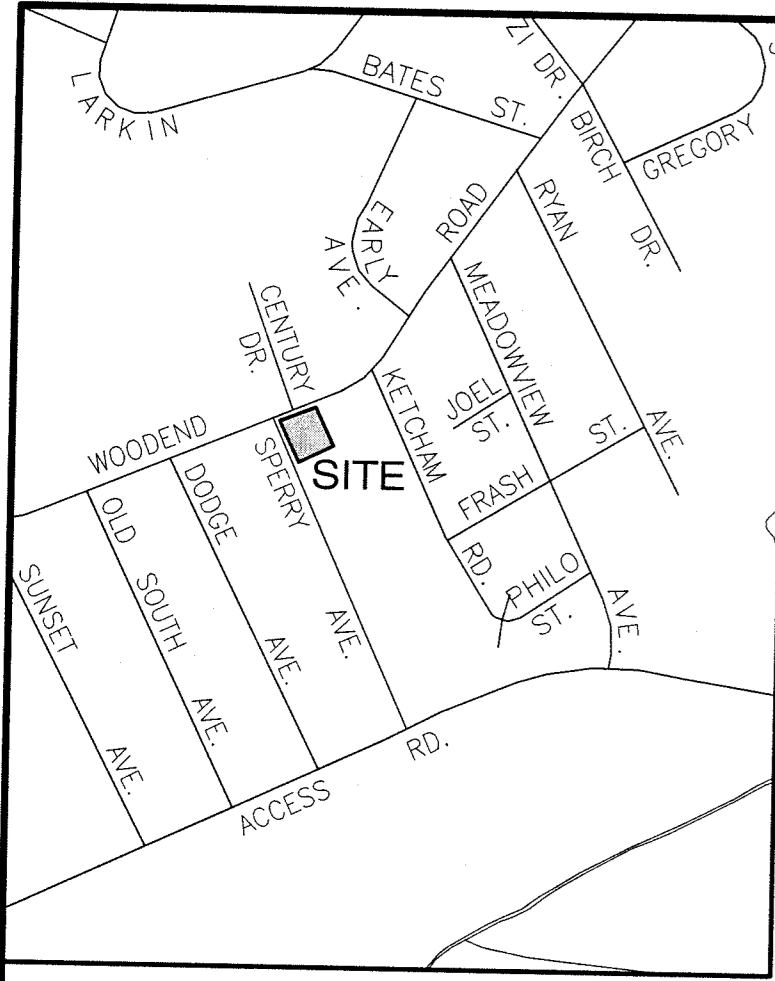
## Property Information

**Address 740 Woodend Rd City Stratford Zip 06615**

<u>Building Info</u>				<u>Utilities:</u>	
Total Bldg. Sq FT:	5456	Sprinkler:	NO	Volts:	208
Available sq ft:	5456	Heating Type:	GAS HOT AIR	Amps:	400 3 phase
Min. Avail. SF:	5456	AC Main Bldg:	YES	Water:	CITY
Max. Avail. SF:		AC Office:	YES	Sewer:	CITY
Number of floors	1	Construction Type:	MASONRY	Gas:	YES
Ceiling Height:	16'	Roof:	BUILT UP		
Office SF:	480	Year Built:	1994	Taxes:	\$2.28 PSF
Industrial SF:	4976	Loading Docks:	NO	Total Nets:	\$3.46 PSF
Asking Lease Rate\$		Drive-In Doors:	2. 10' AND 12'	<u>Transportation:</u>	
\$ per sq ft:	\$7.50	Column Spacing:	CLEAR SPAN	Distance to Hwy:	1/2 MILE
Lease Terms	NNN	Parking:	ABUNDANT	Nearest Hwy:	I-95 EXIT 30
TI Allowance:	TBD	Lavatories	3	Public bus:	YES
Acres:	0.25				
Zoning:	LI				
Occupancy:	Nov 1st				

**COMMENT:** Modern clear span building. Ideal for warehouse or light industrial. Great location close to I-95, Sikorsky Airport and Metro North Railroad. A short walk to public bus stop. Set on the corner of Woodend Road and Sperry Avenue.

**VIDAL/WETTENSTEIN, LLC**



LIGHT INDUSTRIAL - MA	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	10,000 sf	11,436±	-	-
Minimum Lot Width	100	100'	-	-
Minimum Lot Depth	100	110±	-	-
Front Yard Setback (50' Wide Street)	20	19.7±	-	-
Side Yard Setbacks	5' One Side, 15' Other Side	4.7±	-	-
Maximum Building Area	50%	47.1%	-	-
Maximum Building Height	80'	16.4±	-	-
Maximum Impervious Area	80%	92%	-	-
Minimum Open Space	20%	8.0%	-	-

- NOTES:**
- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is an Improvement Location Survey based upon a Resurvey and conforms to Horizontal Accuracy Class A-2.
  - Reference is made to the following documents on file in the Stratford Town Clerk's Office:
    - A. RM #2824 - "Survey Of 726 Woodend Road, Stratford, Ct.; Scale: 1"=20'; Dated: Aug. 15, 1990" prepared by AM Engineering, P.C.
    - B. RM #1961 - "Urban Renewal Area Frash Pond Renewal Project, Conn-R-113 Disposition Map, Parcels 18, 19 & 19A, Stratford, Connecticut; Scale: 1"=40'; Dated: Jan 6, 1976" prepared by J & D Kasper & Assoc. Reg. Eng. & Land Surv.
    - C. Volume 2780, Page 309 - Quit Claim Deed.
    - D. Volume 627, Page 888 - Variance (Side Yard, Floor Elevation, & Parking).
  - The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement of any excavation, Dial 811 or 1-800-922-4455.
  - Property is located in FEMA Zone AE(12). Per Flood Insurance Rate Map #09001C0442G, Effective Date: July 8, 2013; Panel 442 of 626.
  - Parcel is located in Zone MA - Light Industrial.
  - Elevations are based on Vertical Datum: NAVD 88. (GPS Derived)
  - Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
  - It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.

- LEGEND**
- HYDRANT
  - MANHOLE
  - GAS VALVE
  - UTILITY POLE
  - WATER VALVE
  - LAMP POST
  - CATCH BASIN
  - ELECTRIC BOX
  - SIGN
  - MAILBOX
  - EXISTING IRON PIN
  - EXISTING CONCRETE MONUMENT
  - ⊗ STONE BOUND
  - ⊘ HEDGE
  - ⊘ STONEWALL
  - OHW — OHW — OVERHEAD WIRES
  - WL — WL — INLAND WETLANDS
  - X — X — METAL FENCE
  - ○ — ○ — WOOD FENCE
  - 8.2 ○ EXISTING SPOT ELEVATION

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY  
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

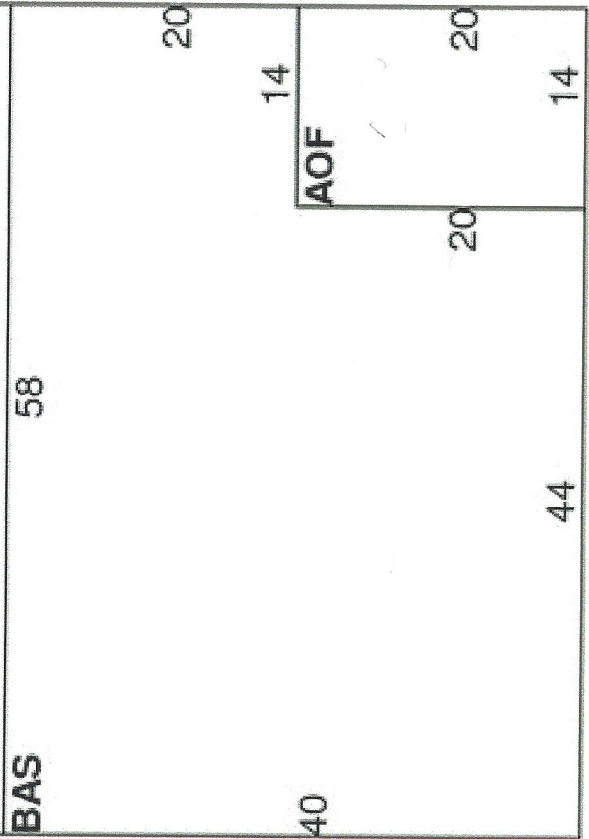
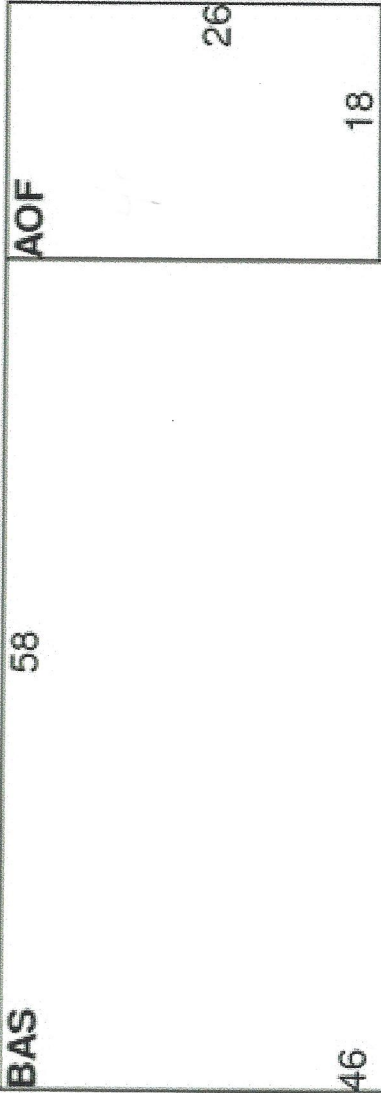
Jason V. Spati Sr., L.S. #70136

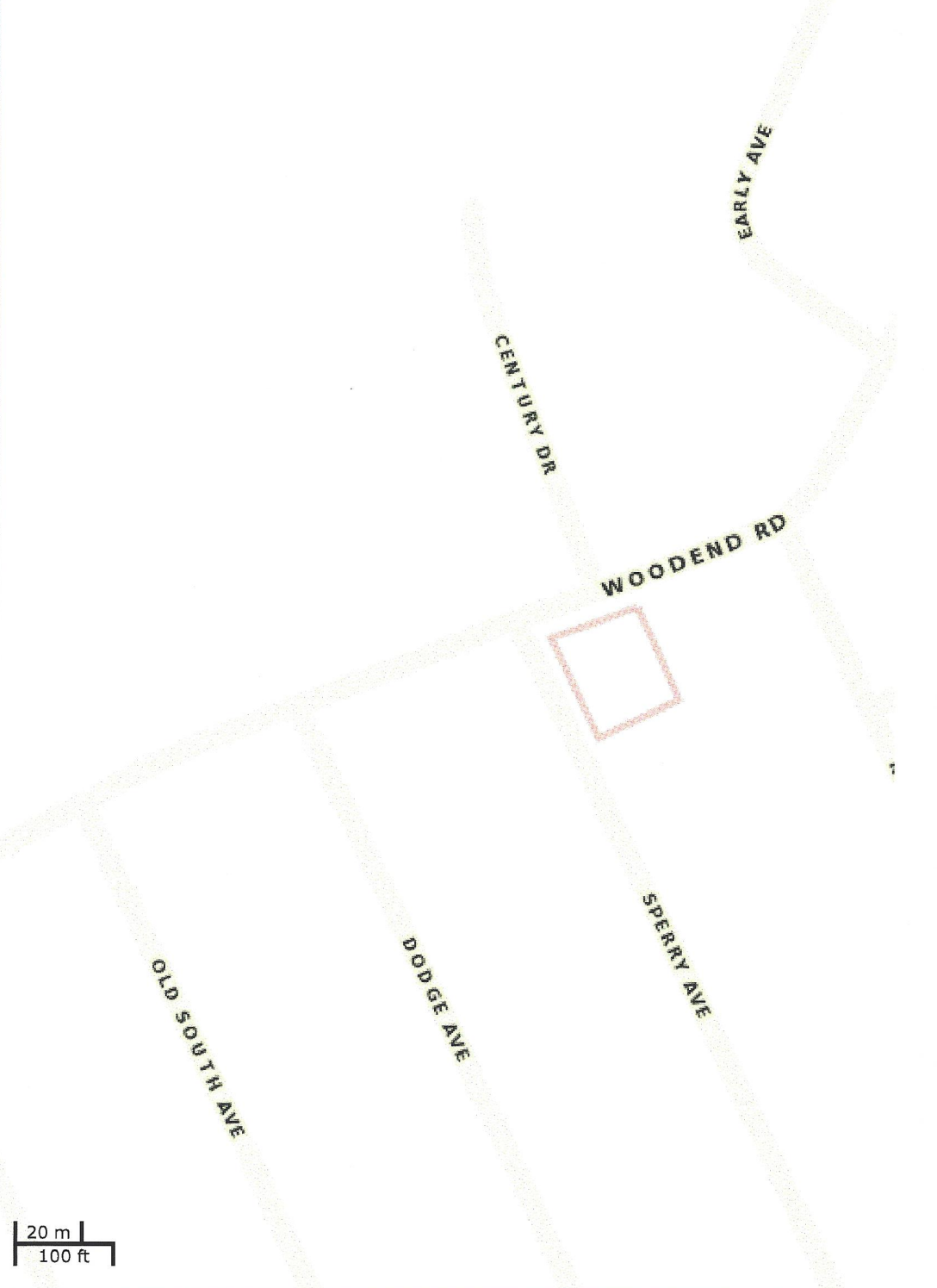
NO.	DATE	DESCRIPTION

**IMPROVEMENT LOCATION SURVEY**  
 PREPARED FOR  
**MAD REALTY ASSOCIATES, LLC**  
 #740 WOODEND ROAD  
 STRATFORD, CONNECTICUT

10 0 10 20

DATE: JULY 9, 2019	SCALE: 1"=10'	DRAFTER: SJR	JOB NUMBER: 4819	PROJECT #: 4819
		THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors 303 Linwood Avenue, Fairfield, CT 203.259.1091		
		1/1		





20 m  
100 ft