

80 Century Drive, Stratford, CT

# INDUSRIAL SPACE FOR LEASE



Ideal for many uses including sales and service, warehouse and showroom

## Contact Information

Randy Vidal

203-226-7101 Ext 3

[randy@vidalwettenstein.com](mailto:randy@vidalwettenstein.com)

Available Space: 4,500 square feet

Consisting of: 2,924 sf manufacturing

1,576 sf office space

*Some office space can be converted to Ind.*

## Featuring:

- Showroom area & private offices
- Abundant parking
- 1 drive in door
- Clear span
- Lease rate: \$7.50 PSF NNN

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)

# 80 Century Drive, Stratford, CT

## Property Information

For Lease: 1st floor, 4,500± sf, \$7.50psf NNN

Additional Info:		Construction/Facilities:		Utilities:	
Acres:	0.52	Parking:	Abundant	Gas:	Yes
Total Bldg. Sq FT:	7,832	Heating Type:	Gas	Volts:	240
Manu. SF:	2,924	AC Office:	Yes	Amps:	200
Office SF:	1,576	Sprinkler:	No	Water:	City
Zoning:	MA	Security System:	Yes	Sewer:	City
Year Built:	1980	Drive in Doors:	1		
Taxes for 2021:	\$2.37 psf	Column Spacing:	Clear	Transportation:	Public bus
Ceiling Height:	12'	Floors:	1	Distance	
		Lavatory:	2	to major road:	1/2 miles to exit 30 I-95
Comments:	Ideal for sales and service and/or warehouse				
	Nets \$3.00 psf				

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)

# 80 Century Drive, Stratford, CT

## Interior



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)



# 80 Century Drive, Stratford, CT

## Interior Office/Showroom area



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)

## Floor plan



# 80 Century Drive, Stratford, CT

## Location Map



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)