

80 Century Drive, Stratford, CT

INDUSTRIAL 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

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

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 \$3.50 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

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

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

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