

# 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

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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



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**VIDAL/WETTENSTEIN, LLC**

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[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

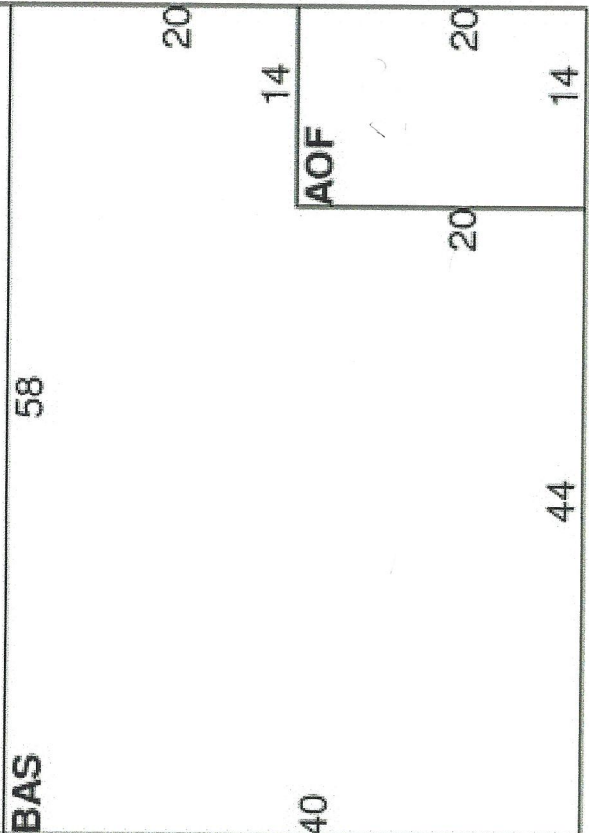
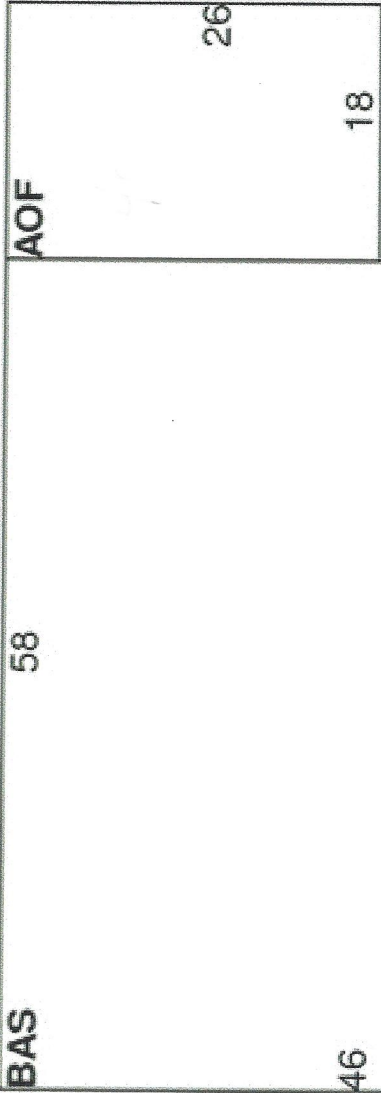
## Property Information

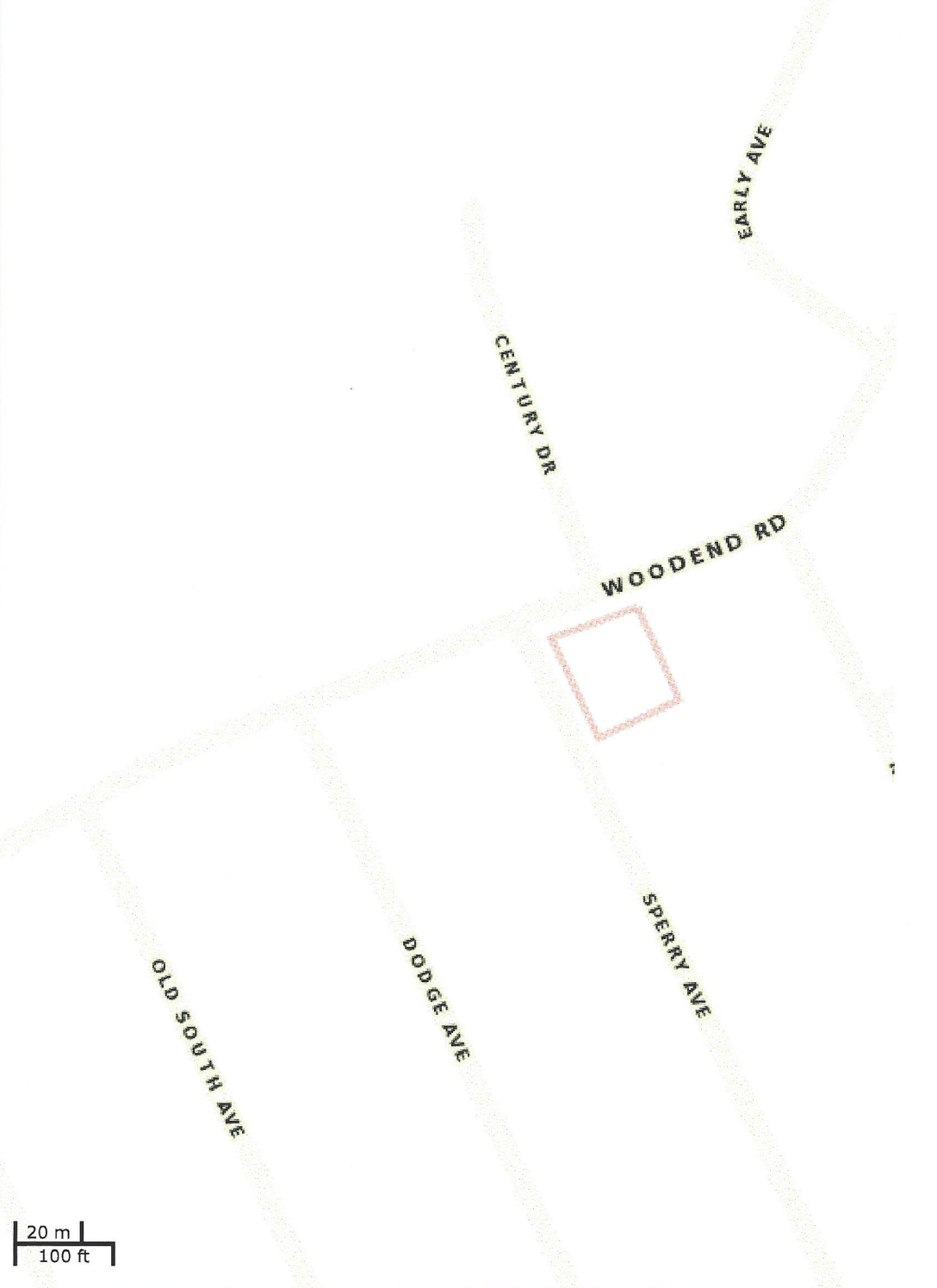
**Address 740 Woodend Rd City Stratford Zip 06615**

<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:	\$3.82 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**





EARLY AVE

CENTURY DR

WOODEND RD

SPERRY AVE

DODGE AVE

OLD SOUTH AVE

20 m  
100 ft