

640 Access Road

STRATFORD, CT 06615



BROKER:

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ANGEL 
COMMERCIAL, L.L.C.

640 ACCESS RD.
STRAITFORD, CT 06615

Industrial Space with Cold Storage for Sublease

11,250 RSF

**1.42 Acres
In Common**

SUBLEASE RATE
\$20/RSF NNN



Industrial Space with Cold Storage for Sublease @ \$20/RSF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer 11,250 RSF of industrial space at 640 Access Road in Stratford, CT, for sublease at \$20/RSF NNN. The space is equipped with two Trenton Outdoor Air-Cooled Condensing Units (used less than one year) and a wet sprinkler system. It is currently configured with a 5,000± RSF 35°F cold storage room with 25' x 22' column spacing and a 19.5' ceiling height, a 3,000± RSF clear span construction warehouse with a 22' ceiling height, an 11' w x 14' h drive-in door, and a loading dock. There are five private offices, a large kitchenette/breakroom, a storage room, and two restrooms (one with a shower). A wholesale beverage distribution company previously occupied the space. The sublease expires April 30, 2030, but can be extended with the landlord directly.

Built in 1997, this one-story 30,000 RSF industrial building is situated on 1.42 acres at the corners of Dodge Avenue and Sperry Avenue. There is abundant parking, with a total of 46 shared spaces. The lease permits five delivery trucks to park overnight and building signage.

The property is in a prime commuter location minutes to I-95, Exit 30 (Lordship Boulevard). It is near Dunkin', Duchess, Athletic Brewing Company, FedEx Ship Center, UPS Customer Center, FedEx Ground, and Amazon's Distribution Warehouse. It is 2.3 miles from the Stratford Metro-North Train Station, 3.1 miles to the Bridgeport Amtrak Train Station, 1.2 miles to the Sikorsky Memorial Airport for private and charter plane service, and 20.8 miles to the Tweed New Haven Airport.

Financial Information

Sublease Rate:	\$20/RSF NNN
Real Estate Taxes:	\$1.70/RSF (2022)

Property Details

Space Available:	11,250 RSF
Total Building Size:	30,000 RSF
Land:	1.42 Acre
Zoning:	Light Industrial (MA)
Year Built:	1997
Construction:	Concrete / Cinderblock
Stories:	One
Tenancy:	Multiple

Features

Parking:	46 Shared Spaces
Ceiling Height:	19.5' to 22'
Loading:	One Loading Dock One 11' w x 14' h Drive-in Door
Column Spacing:	25' x 22'
Amenities:	Two Trenton Outdoor Air-Cooled Condensing Units, Signage, Kitchenette, Wet Sprinkler System, Two Restrooms (One with Shower)

Utilities

Water/Sewer:	City/City
Heating:	Gas
A/C:	Central Air-Conditioning
Power:	400 Amps, 208/120 Volt, 3-Phase

Floor Plan: 11,250 RSF

(NOT TO SCALE)

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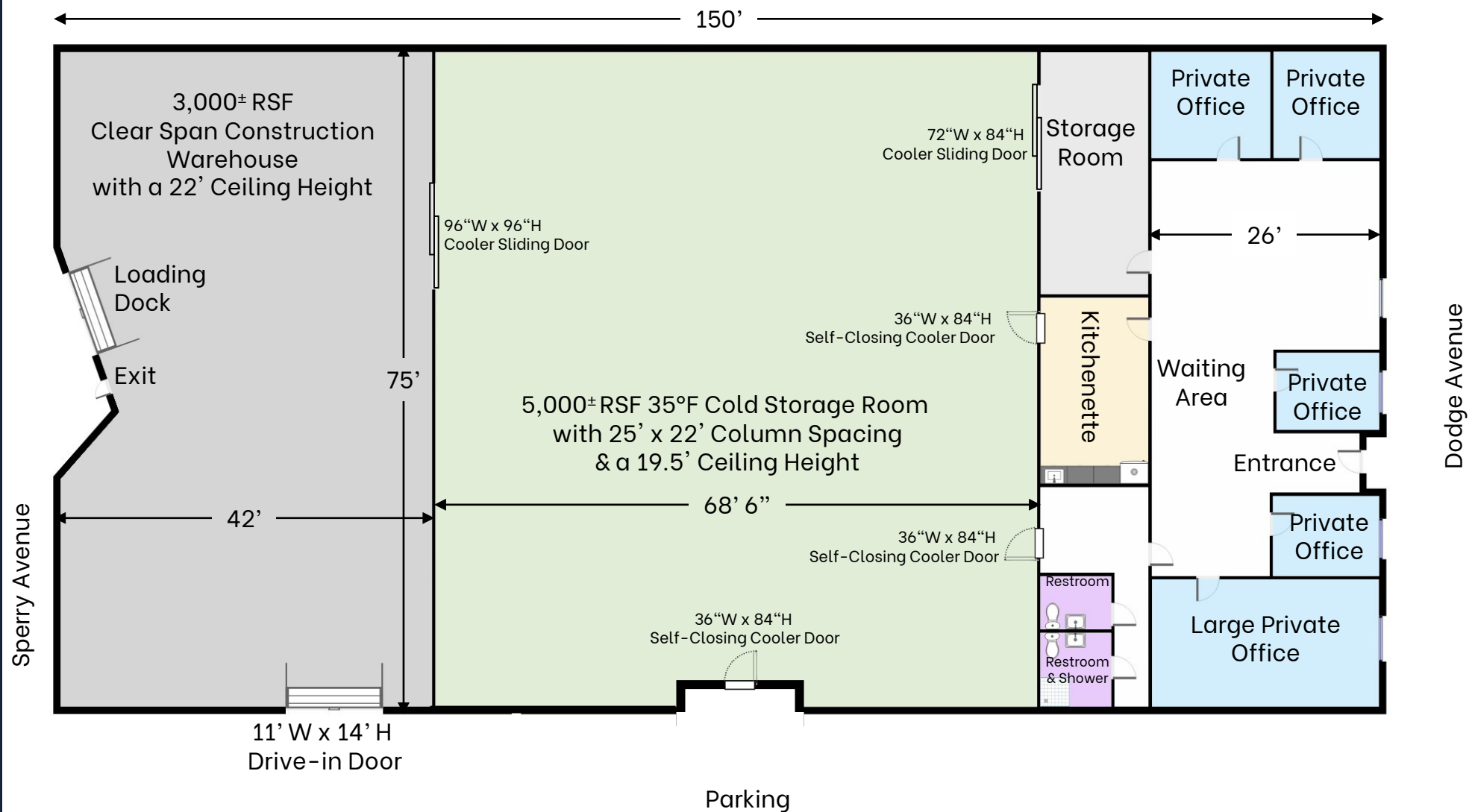


Photo Gallery

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Front Entrance @ 120 Dodge Avenue

Photo Gallery

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Two Trenton Outdoor Air-Cooled Condensing Units (Used Less Than One Year)

Photo Gallery

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Loading Dock with Exit Door

Photo Gallery

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One 11' w x 14' h Drive-in Door & Swing Cooler Exit Door

Photo Gallery

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5,000± RSF 35°F Cold Storage with 25' x 22' Column Spacing & a 19.5' Ceiling Height

Photo Gallery

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3,000± RSF Clear Span Construction Warehouse with a 22' Ceiling Height

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Entrance Lobby

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Large Private Office

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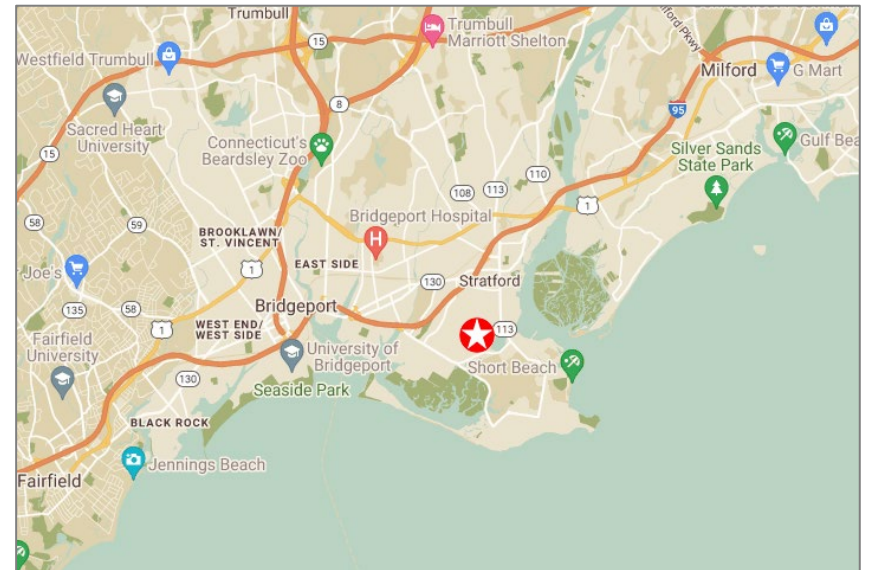


Kitchenette

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Conveniently Located

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Next Steps...

To learn more about the zoning regulations applicable to this property, please click on the button below to view the Stratford Zoning Regulations.

The property is in a Light Industrial (MA) Zone.

[View Zoning Regulations](#)

To schedule a tour of this property, please call Jon Angel at (203) 335-6600 or click on the button below if viewing this document on your mobile device.

[Call to Schedule a Tour](#)

[Email to Schedule a Tour](#)

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