

BROKER

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

30 Nutmeg Drive

TRUMBULL, CT 06611



Industrial/Flex Space Directly Next to Route 8 & Minutes from Major Thoroughfares for Sublease at \$11/RSF NNN

As the exclusive broker, Angel Commercial, LLC is pleased to offer 36,856 RSF of industrial/flex space at **30 Nutmeg Drive in Trumbull, CT**, for sublease at \$11/RSF NNN. The sublease term goes through 7/6/26, with the ability to extend the lease directly with the landlord. The space is located within an 86,894 RSF building on 5.09 acres with highway visibility, directly located at Route 8 (Exit 11), with quick access to I-95 and the Merritt Parkway.

The space is accessible from the main entrance to the building. There is 33,856 RSF of warehouse space with an 18' 2" clear ceiling height, four loading docks (one with a leveler), a manager's office, a breakroom, a mezzanine, and access to two shared restrooms. There is approximately 3,000 RSF of office space, including a reception, six private offices, a conference room, a kitchenette, and two private restrooms. The space includes a compactor, a wet sprinkler system, and a video surveillance security system. There are three high-voltage transformers outside the building.

The property is in a Light Industry 3-Acre (I-L3) Zone.

30 Nutmeg Drive is centrally located between Boston, MA, and Philadelphia, PA. With immediate access to Route 8, which connects to major thoroughfares, including I-95, I-84, and the Merritt Parkway (Route 15), the location is ideal for a distribution warehouse.

For more information, please contact Brett A. Sherman, CCIM, Senior Vice President at Angel Commercial, LLC, at (203) 335-6600 Ext. 22.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Financial Information

Sublease Rate:	\$11/RSF NNN
Real Estate Taxes:	\$52,708.94 (2022)
CAM Charges:	\$3.99/RSF
Lease Expiration:	7/6/2026

The Site

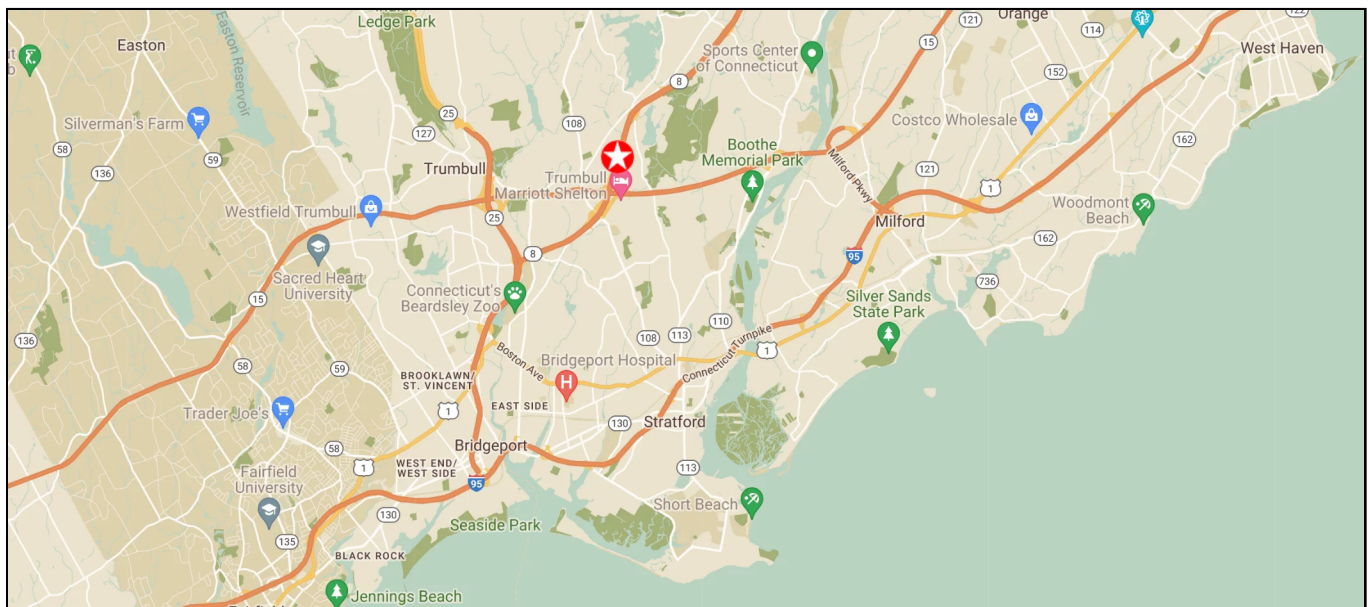
Space Available:	36,856 RSF
Total Building Size	86,894 RSF
Land:	5.09 Acres
Zoning:	Light Industry 3-Acre (I-L3)
Year Built:	1967
Construction:	Concrete / Stone Masonry
Stories:	One
Tenancy:	Single

Features

Parking:	Abundant Parking
Loading:	Four Loading Docks
Ceiling Height:	18' 2"
Column Spacing:	30' x 40'
Amenities:	Compactor, 3 High Voltage Transformers, Wet Sprinkler System, Video Surveillance Security System

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning (Office Only)
Heating:	Gas
Power:	2000 Amps, 240 Volts, Three-Phase



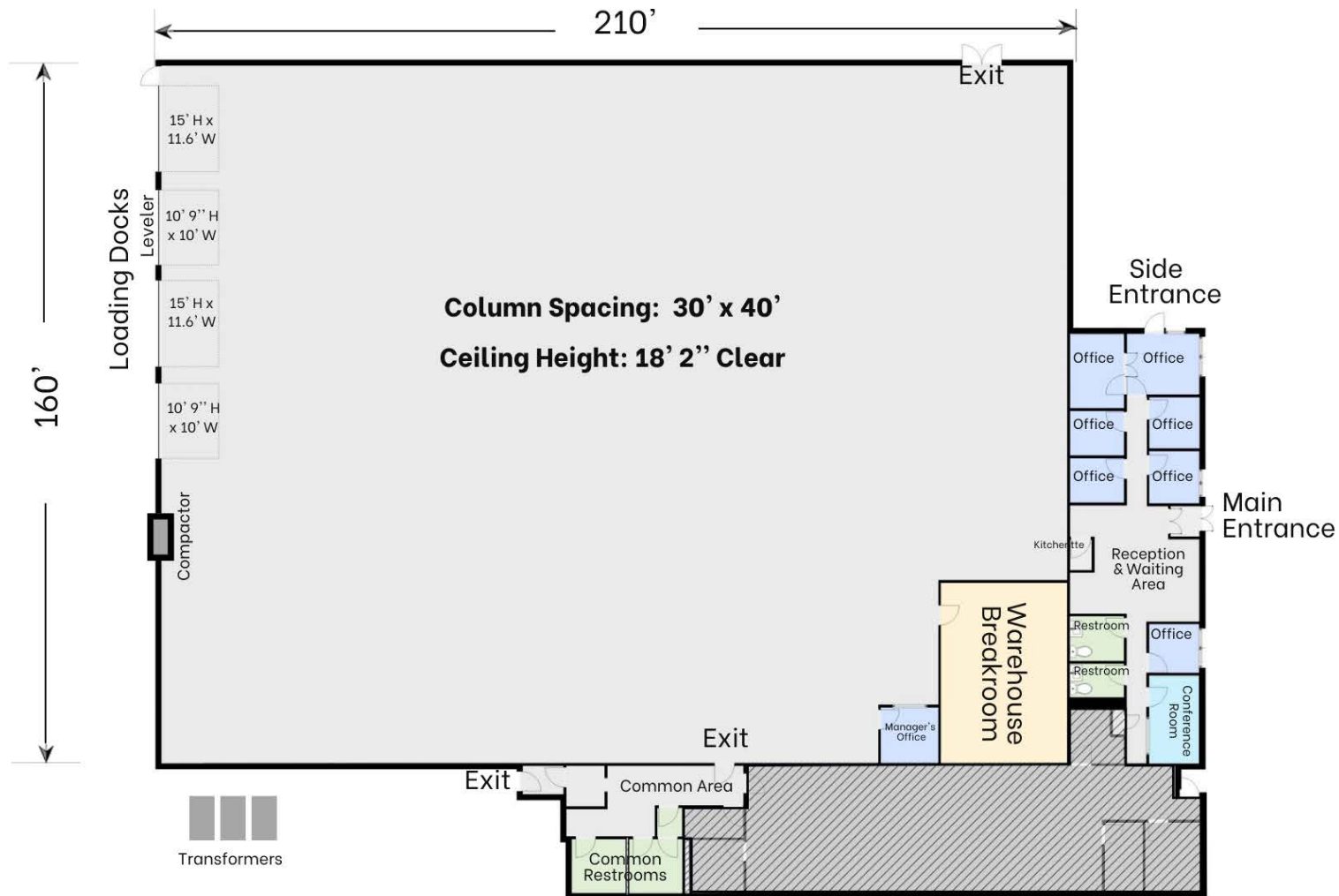
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For Sublease

Floor Plan - 36,856 RSF - NOT TO SCALE

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