

Industrial/Flex Space for Sublease

30 Nutmeg Drive
TRUMBULL, CT 06611



BROKER:
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ANGEL 
COMMERCIAL, L.L.C.

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.



30 NUTMEG DRIVE
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8



30 Nutmeg Dr

Financial Information

Sublease Rate:	\$11/RSF NNN
Real Estate Taxes:	\$52,708.94 (2022)
CAM Expenses:	\$3.99/RSF (2022)
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:	Multiple

Features

Parking:	Abundant
Ceiling Height:	18' 2" Clear
Column Spacing:	30' x 40'
Loading:	Four Loading Docks
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

Floor Plan: 36,856 RSF

NOT TO SCALE

30 NUTMEG DRIVE
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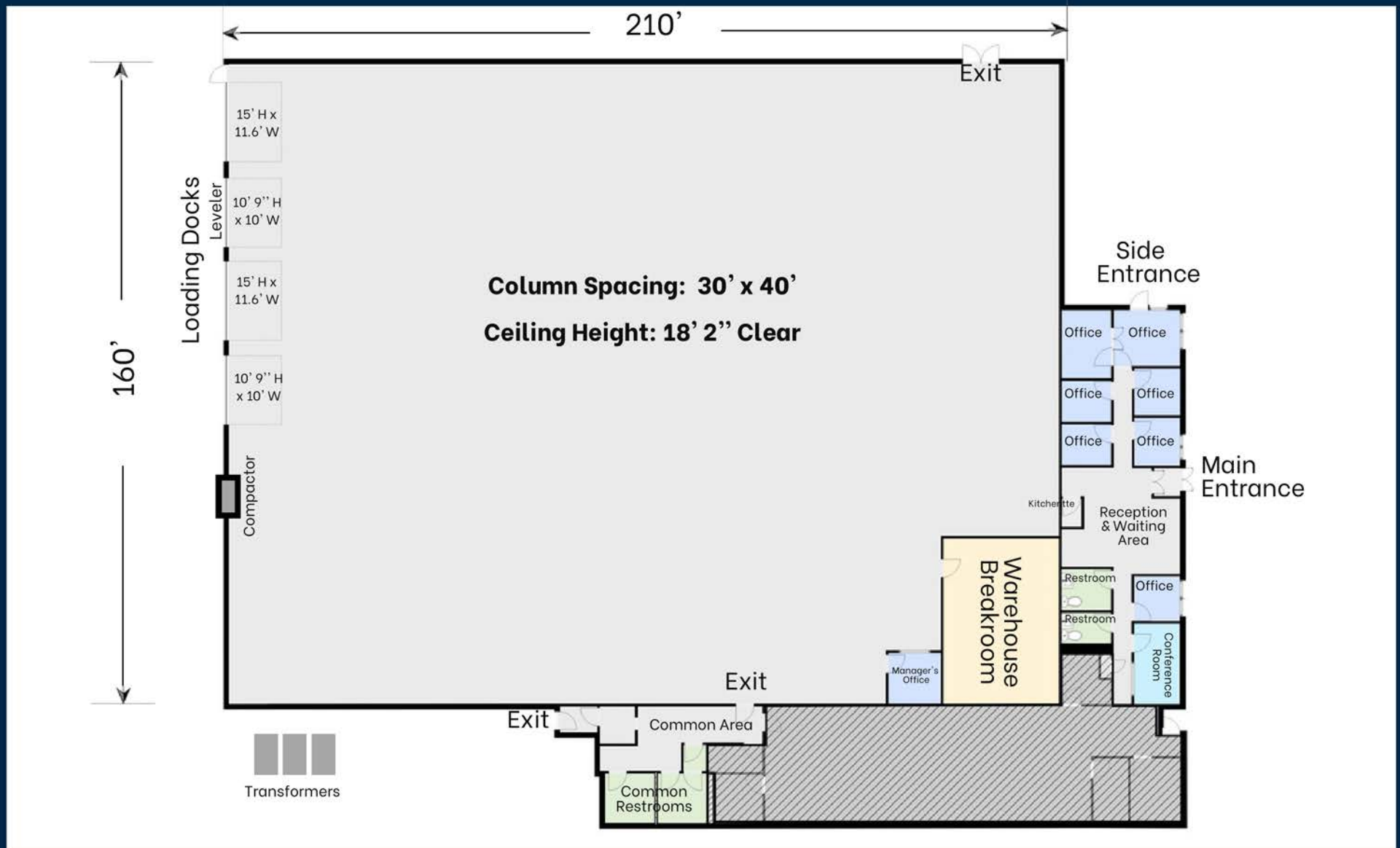


Photo Gallery

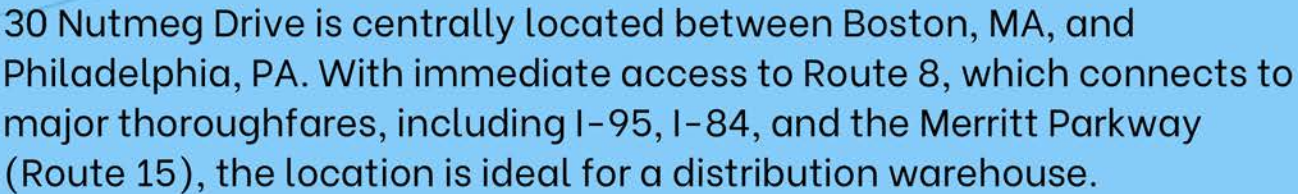
30 NUTMEG DRIVE
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Photo Gallery

30 NUTMEG DRIVE
TRUMBULL, CT 06611





Next Steps...

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TRUMBULL, CT 06611

To learn more about the zoning regulations applicable to this property,
please click on the button below
to view the Trumbull Zoning Regulations.
The property is in a Light Industry 3-Acre Zone.

[View Zoning Regulations](#)

To schedule a tour of this property, please contact
Brett A. Sherman, CCIM, at (203) 335-6600 Ext. 22
or bsherman@angelcommercial.com,
or click a button below:

[Email to Schedule a Tour](#)

[Call to Schedule a Tour](#)

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