

Industrial/Office Building for Sale or Lease

305 HATHAWAY DRIVE
STRATFORD, CT 06615



BROKER:

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ANGEL 
COMMERCIAL, LLC

305 HATHAWAY DRIVE
STRATFORD, CT 06615

40,476 RSF
Industrial / Office
Building
on 3.82 Acres
for Sale or Lease

SALE PRICE

\$6,000,000

LEASE RATE

\$11/RSF NNN



Modern One-Story Industrial/Office Building in a Designated Opportunity Zone for Sale or Lease

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer **305 Hathaway Drive in Stratford, CT**, for sale at \$6,000,000 or lease at \$11/RSF NNN. This modern 40,476 RSF one-story industrial/office building on 3.82 acres is conveniently located off I-95. It is handicapped accessible and features an 11.5'–18.5' ceiling height, wet sprinkler system, security system, separate men's & women's restrooms, and abundant parking. In a Designated Opportunity Zone, the purchaser of this property may be eligible for significant capital gains tax benefits.

The building was formerly occupied by Bounce U, an indoor recreation facility, and the Porter and Chester Institute, a vocational school. Situated in a Light Industrial District (MA Zone) in Stratford, CT, the property has many potential uses including office, industrial, fitness, and education. Currently configured for two tenants, the building can be modified based on the occupant's needs. Loading can be added to the building.

Neighbors include FedEx Ship Center, UPS, Dunkin', and Raymour & Flanigan Distribution Center.

305 Hathaway Drive is located .4 miles from the Coastal Link Bus Stop at Honeyspot Road and Benton Street, 1 mile from I-95 (Exit 30 – Lordship Boulevard), and 1.6 miles from Sikorsky Memorial Airport.

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Financial Information

Sale Price:	\$6,000,000
Lease Rate:	\$11/RSF NNN
Real Estate Taxes:	\$163,509.54 (2022)
Eligibility:	Designated Opportunity Zone

The Site

Space Available:	40,476 RSF
Total Building Size:	40,476 RSF
Land:	3.82 Acres
Zoning:	Light Industrial District (MA)
Year Built:	2006
Construction:	Concrete Cinder
Stories:	One Story with Mezzanine Level
Tenancy:	Multiple

Features

Parking:	158 Spaces
Ceiling Height:	11.5' – 18.5'
Amenities:	Handicap Accessible, Wet Sprinkler System, Security System, Separate Men's & Women's Restrooms

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	1,600 Amps, 3-Phase, 4 Wire

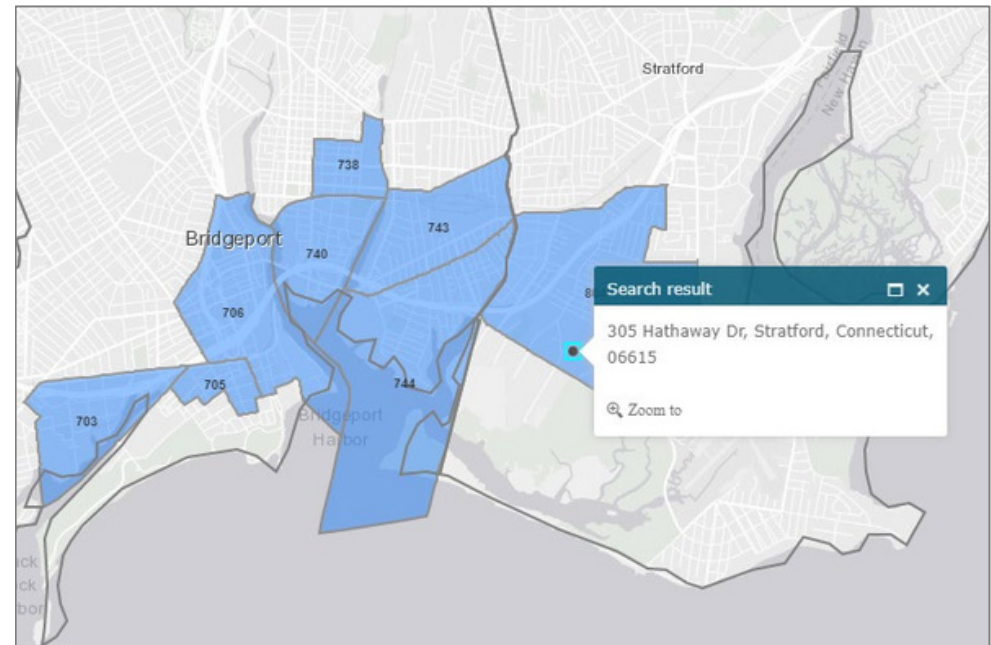
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Connecticut Opportunity Zones



Designated Opportunity Zone

305 Hathaway Drive is in a Designated Opportunity Zone where private investments, under certain conditions, may be eligible for capital gain tax incentives. [Click here for more information.](#)



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Abundant Parking with 158 Spaces



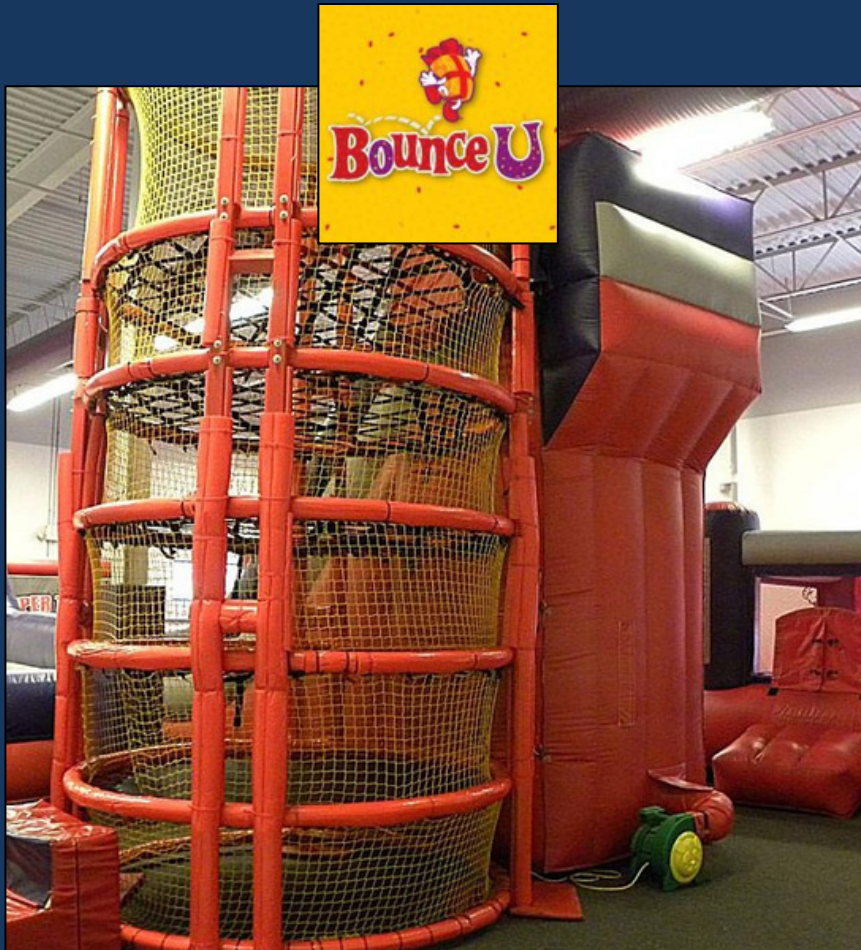
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**Up to 18.5'
Ceiling Height**



Flexible Uses

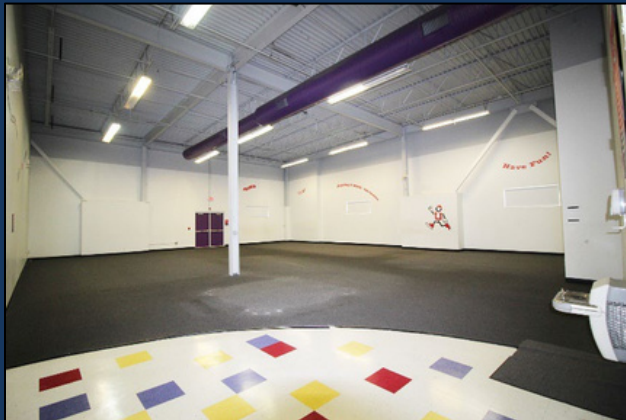
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Interior Images

305 HATHAWAY DRIVE
STRATFORD, CT 06615



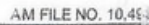


Interior Images

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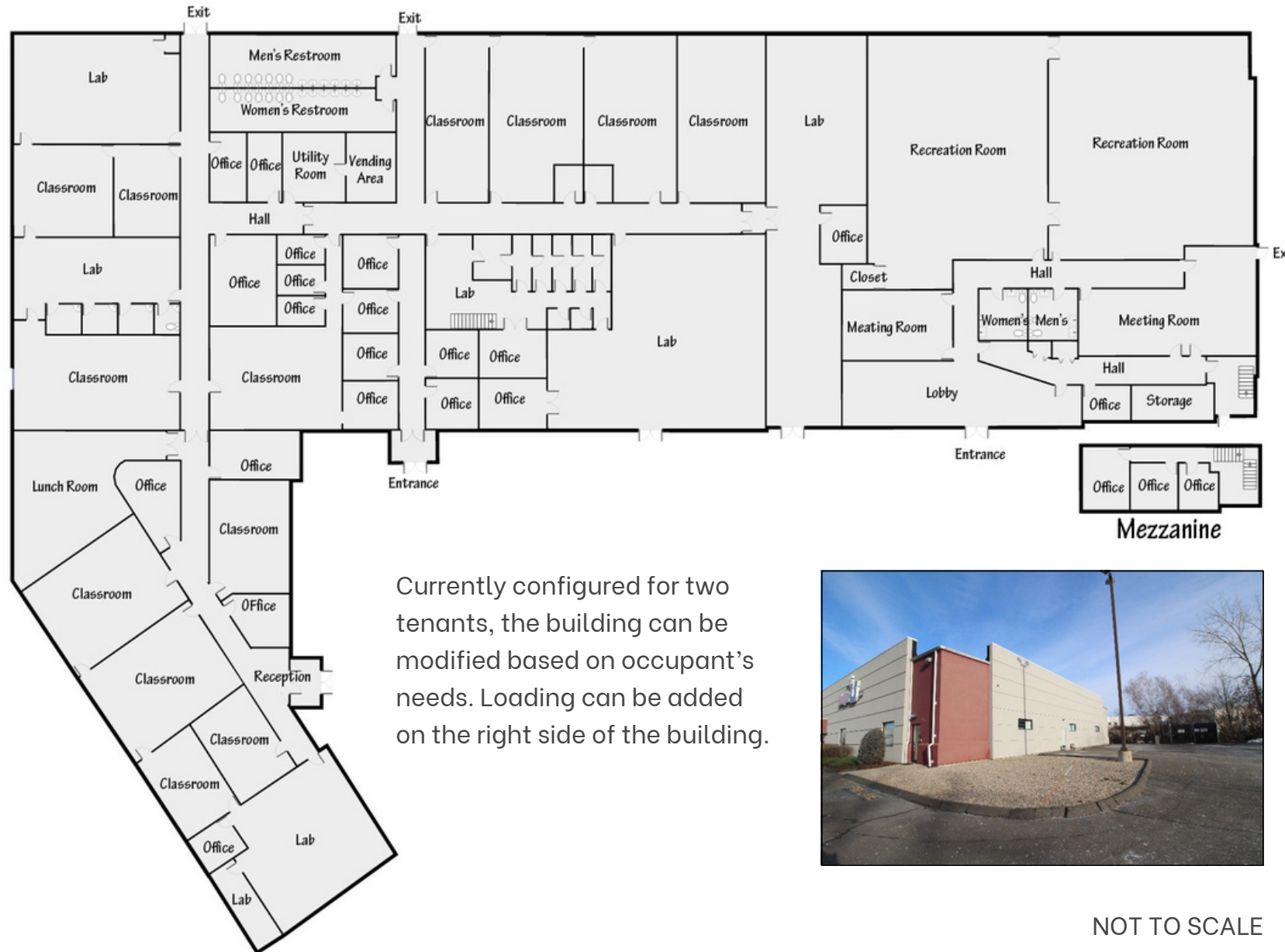


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Floor Plan

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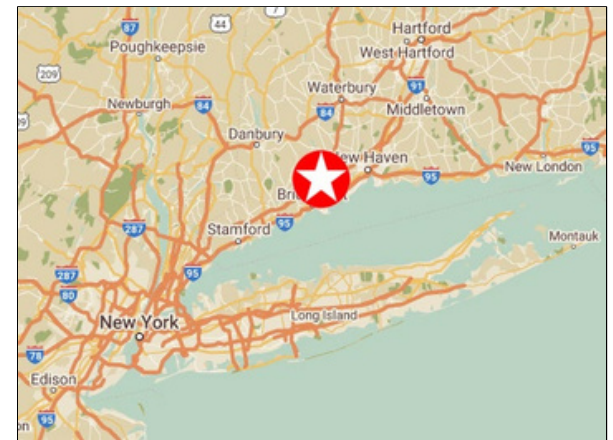


NOT TO SCALE



Conveniently Located

305 Hathaway Drive is located 0.4 miles from the Coastal Link Bus Stop at Honeyspot Road and Benton Street, 1 mile from I-95, Exit 30 (Lordship Boulevard), and 1.6 miles from Sikorsky Memorial Airport. Neighbors include FedEx Ship Center, UPS, Dunkin', and Raymour & Flanigan Distribution Center.



Next Steps...

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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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COMMERCIAL, LLC

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