

Industrial Property for Lease

1805 STRATFORD AVENUE
STRATFORD, CT 06615



BROKER:

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ANGEL 
COMMERCIAL, LLC

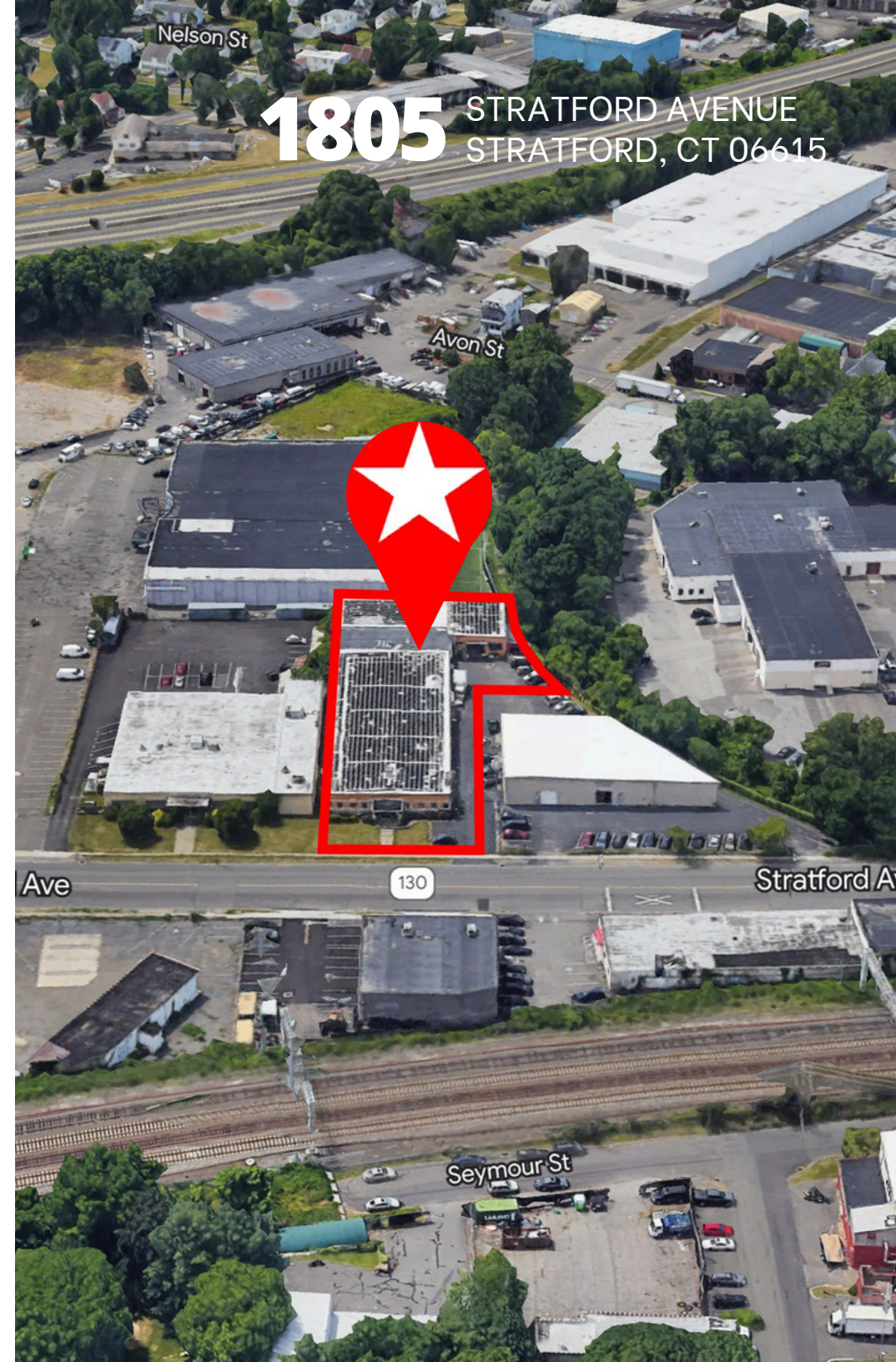
Industrial Property, Minutes from I-95, for Lease at \$7/SF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a 22,872 SF industrial building on 0.75 acres at **1805 Stratford Avenue in Stratford, CT**, for lease at \$7/SF NNN. This one-story building boasts a prime location just minutes away from I-95. The space is divisible to 5,000 SF. The current configuration features a 21,560 SF warehouse and 1,312 SF of air-conditioned office space. The warehouse space is equipped with four-ton overhead bridge cranes and offers a 13.4' clear ceiling height, three 12' W x 12' H drive-in doors, one 7' W x 7' H overhead door, and a restroom. The office area includes a reception area, an open office space, a private office with a restroom and fireplace, and two additional restrooms. The lower level of the building features a kitchenette / breakroom, a conference room, and storage facilities.

Security and safety are prioritized at this property, as it is fully gated and equipped with a comprehensive security system.

The property currently serves as an aerospace manufacturing facility and is situated in a Light Industrial (MA) Zone. This zoning designation allows for various permitted uses, including manufacturing, warehouse/office, and showroom/retail.

Conveniently located in the Stratford South section, 1805 Stratford Avenue offers proximity to industrial and retail businesses, craft breweries, and restaurants. It is conveniently situated just steps away from a Greater Bridgeport Transit Bus Stop, half a mile from I-95 (Exit 31 - Honeyspot Road), and only 1.4 miles from the Stratford Metro-North Train Station.





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Financial Information

Lease Rate:	\$7/SF NNN
Real Estate Taxes:	\$34,338.56 (2026)

The Site

Space Available:	22,872 SF (Divisible to 5,000 SF)
Building Type:	Industrial
Total Building Size:	22,872 SF
Land:	0.75 Acres
Zoning:	Light Industrial (MA) Zone
Year Built:	1958
Construction:	Brick
Stories:	One
Tenancy:	Multiple

Features

Loading:	Three 12' W x 12' H Drive-in Doors, One 7' W x 7' H Overhead Door
Ceiling Height:	13.4'
Amenities:	Kitchenette / Breakroom, Security System, Fully Gated, Fireplace

Utilities

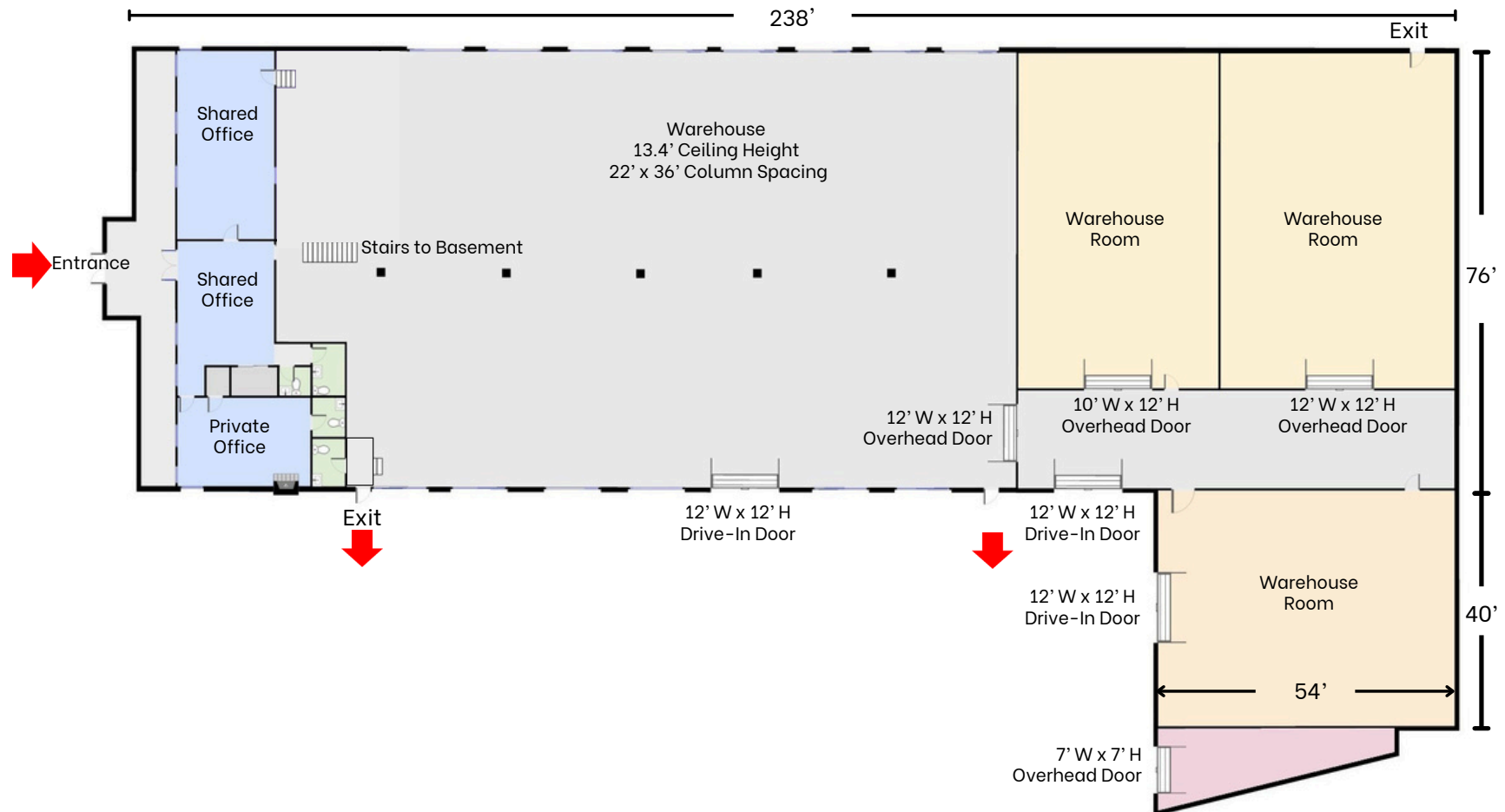
Water/Sewer:	City/City
A/C:	Air-Conditioning (Office Only)
Heating:	Gas
Power:	500 Amps



Main Level Floor Plan

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NOT TO SCALE:
Measurements are Approximate



Lower Level Floor Plan

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NOT TO SCALE:
Measurements are Approximate

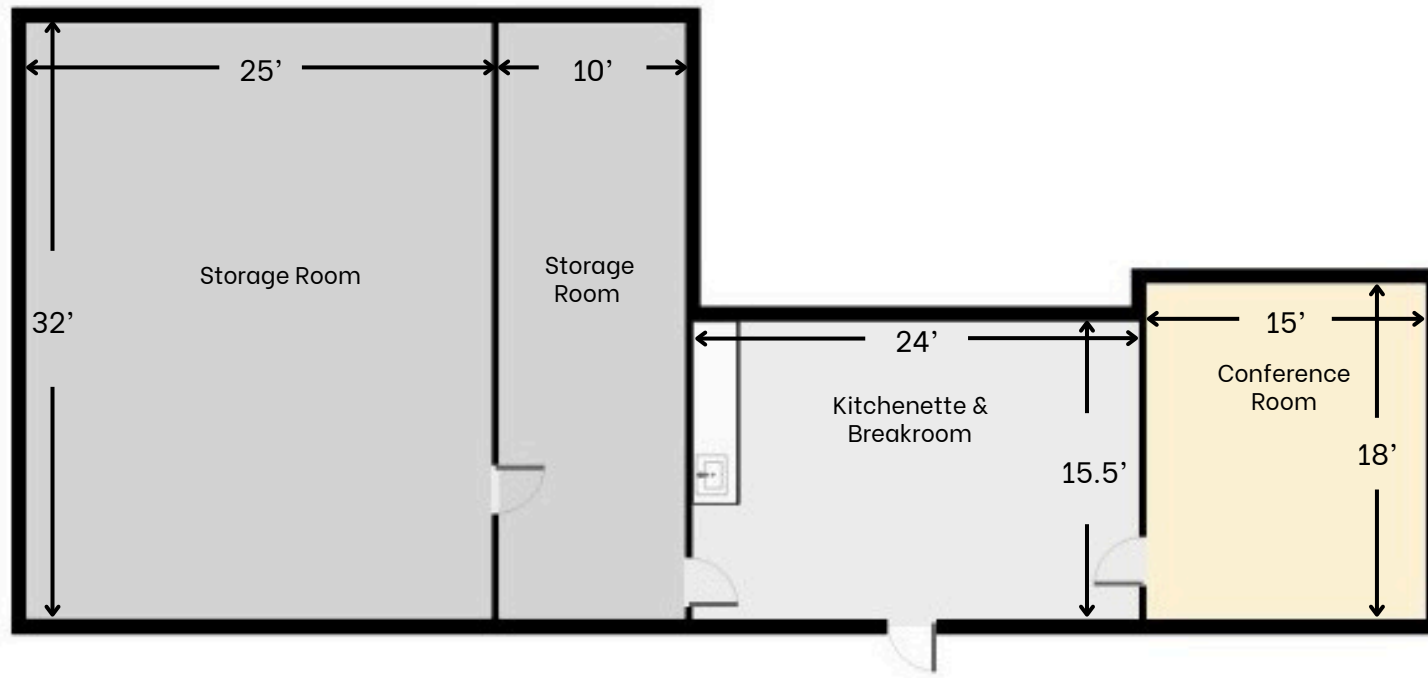


Photo Gallery

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Warehouse with 13.4' Clear Ceiling Height

Photo Gallery

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Warehouse with 4 Ton Overhead Bridge Cranes

Photo Gallery

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Warehouse Room

Photo Gallery

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Warehouse Room with 4 Ton Overhead Bridge Cranes

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Two Interior Overhead Doors

Photo Gallery

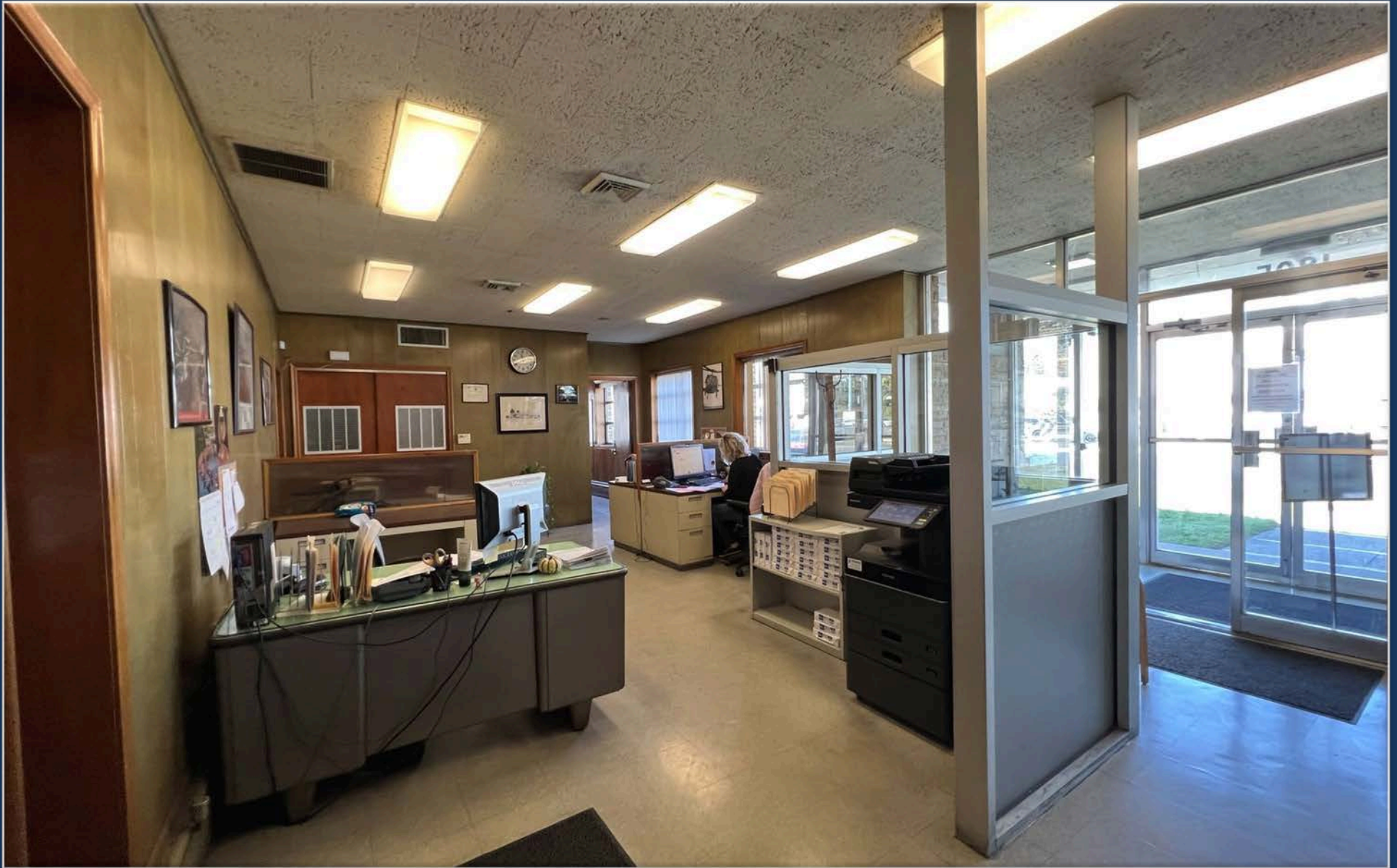
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Interior Warehouse Room with Overhead Door

Photo Gallery

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Entrance & Office Area

Photo Gallery

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Private Office with Fireplace and Restroom

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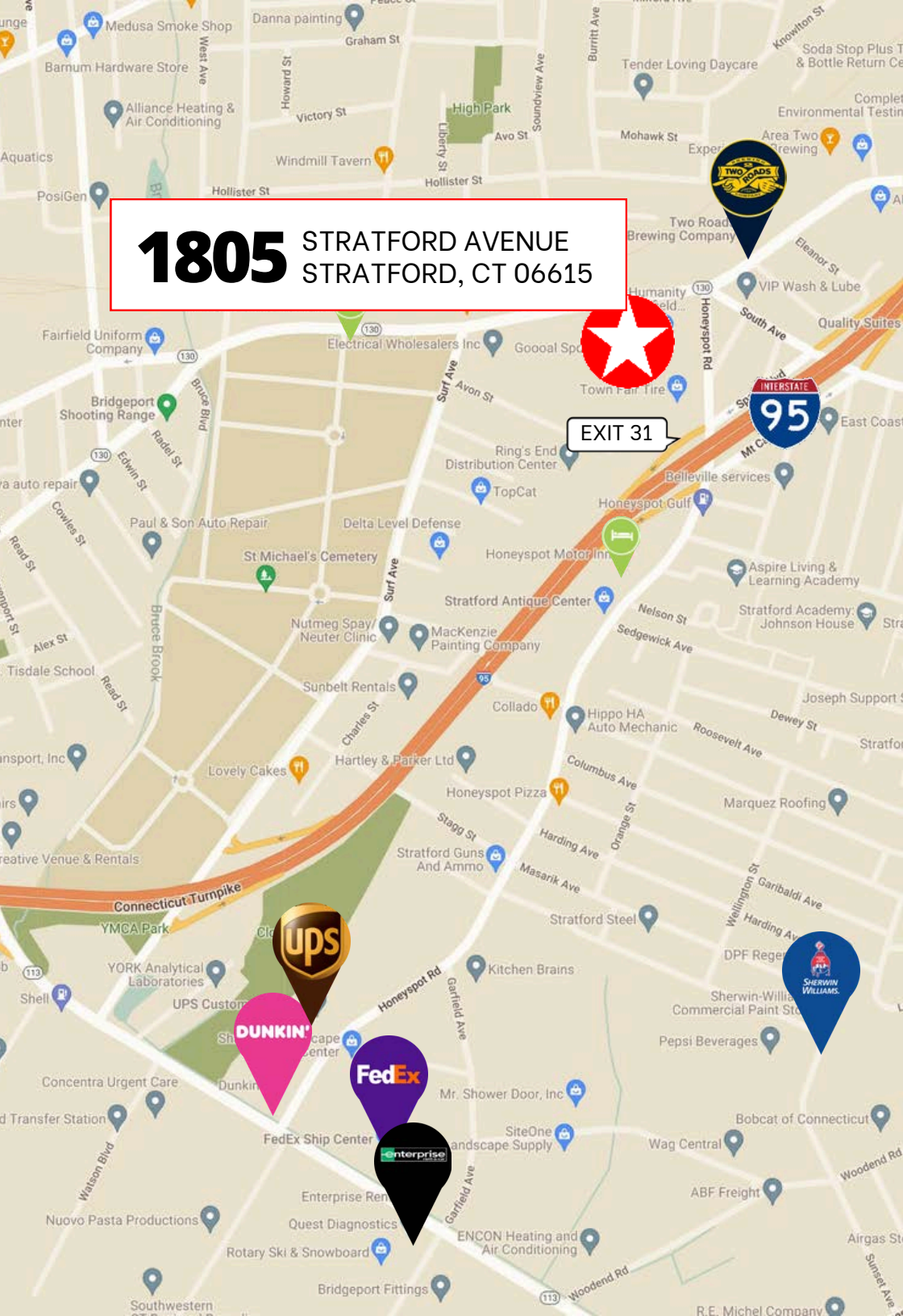
Conference Room

Photo Gallery

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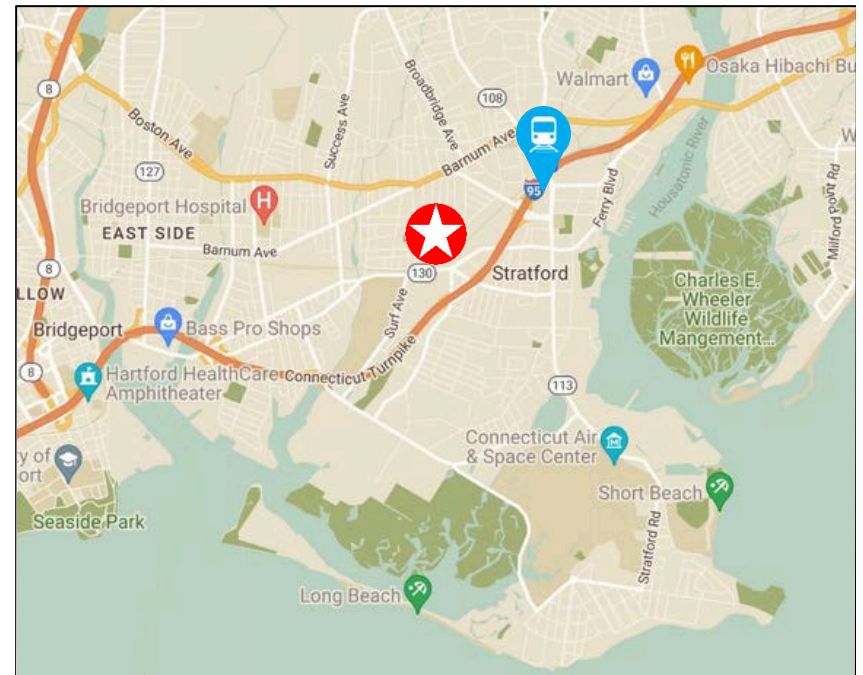
Kitchenette & Breakroom



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Conveniently Located

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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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