



55 LUPES DRIVE
STRATFORD, CT
06615

Industrial Flex Space With Gated Lot Minutes to I-95 for Lease at \$6,900/Month NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a versatile industrial flex space with a gated lot, minutes to I-95, for lease at \$6,900/month NNN at **55 Lupes Drive in Stratford, CT**.

Situated on 0.46 acres in a two-tenant 9,385 SF building with video surveillance, 6,600 SF of space is available at the left portion of the building. This offering also includes a 1,900 SF gated outdoor lot for parking or storage. The warehouse portion, occupying approximately 76% of the space, features two connected warehouse areas with 10' clear ceilings, clear-span construction, and a restroom. Two overhead doors are accessible via the secure outdoor lot for easy loading and indoor parking. A third overhead door, accessible via the adjoining warehouse space, opens to the front of the building. The air-conditioned office space is currently configured with five private offices, a kitchenette/breakroom, and two restrooms. The building is powered by a robust 400 Amp, 208Y/120 Volt, 3-Phase, 4-Wire electrical service.

This property is zoned in a Retail Commercial District (CA Zone), allowing for a variety of commercial, retail, and other uses. The neighboring building tenant is Safelite AutoGlass.

Conveniently located at the corner of Stratford Avenue and Lupes Drive, 55 Lupes Drive is steps from a Coastal Link Bus Stop, 0.4 miles from I-95 (Exit 32), and near popular destinations, including Two Roads Brewing Company, Ring's End, Home Depot, Walgreens, Marshalls, Walmart, Bank of America, Quality Suites, and CVS. Its proximity to major transportation hubs, including the nearby Sikorsky Memorial Airport for private and charter plane service and the Bridgeport Harbor Marina, ensures a wide range of shipping options for potential occupants.

For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

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.

55 LUPES DRIVE STRATFORD, CT 06615

Financial Information

Lease Rate:	\$6,900/Month NNN
NNN Expenses:	\$3.26/SF (2023)

The Site

Space Available:	6,600 SF
Building Type:	Light Industrial
Total Building Size:	9,385 SF
Land:	0.46 Acres
Zoning:	CA
Year Built:	1982
Construction:	Concrete / Cinder Block
Stories:	One
Tenancy:	Two

Demographics	Three Miles	Five Miles
Population:	129K	285K
Median HH Income:	\$72.1K	\$73.2K

Features

Parking:	Ample
Ceiling Height:	10' High Clear in Warehouse and 8' 10.5" High in Office Areas
Loading:	One 12' W x 10' W Drive-In Door, One 14' W x 10' H Drive-In Door, One 13' W x 10' H Drive-In Door
Amenities:	Kitchenette/Breakroom, 3 Restrooms, Video Surveillance Security System, Diesel Tank, Storage Container with Electricity, Building Signage

Utilities

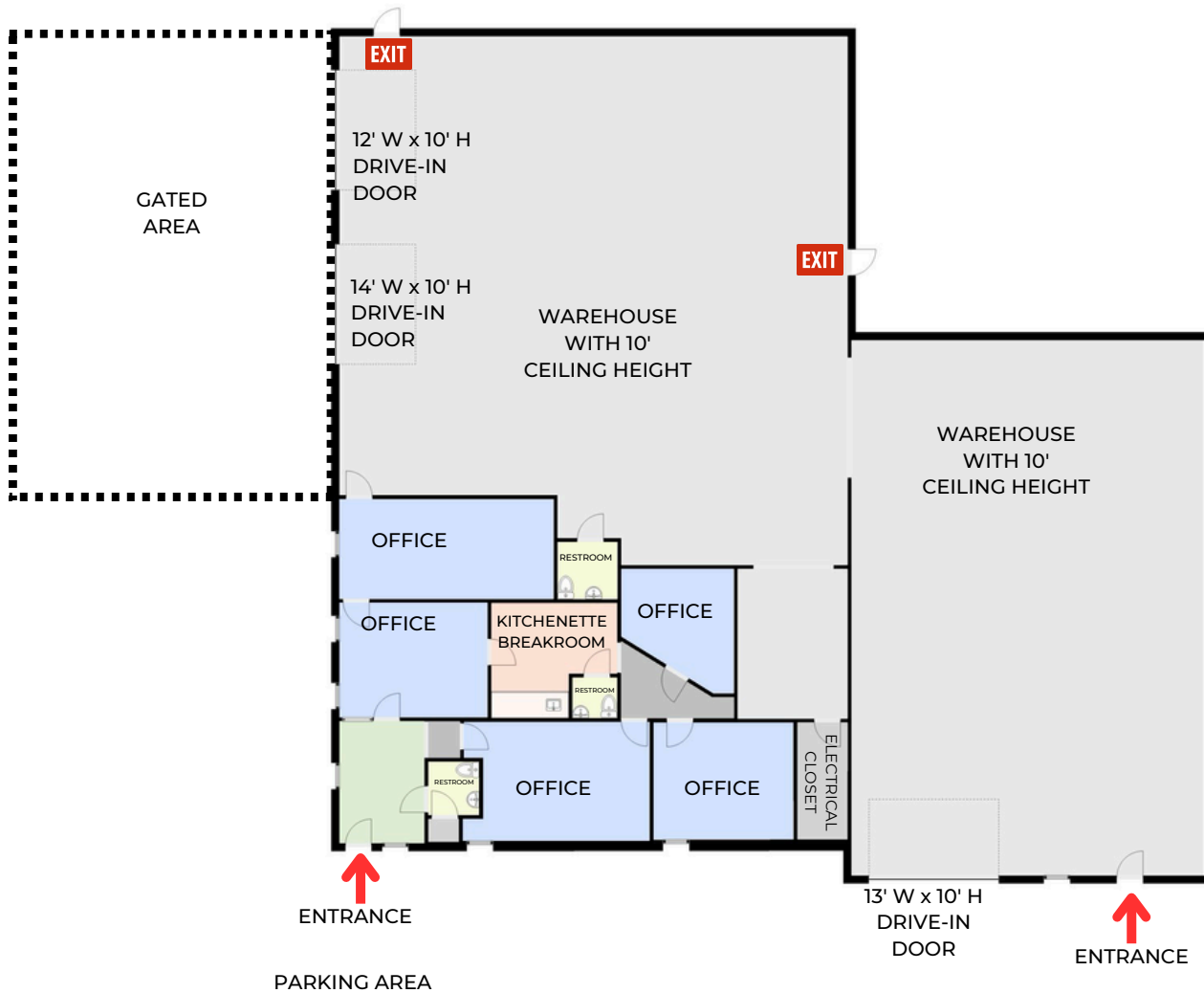
Water/Sewer:	City/City
A/C:	Office Only
Heating:	Gas
Power:	400 Amp, 208Y/120 Volt, 3-Phase



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Floor Plan: 6,600 SF



NOT TO SCALE

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