



30 NUTMEG DRIVE
TRUMBULL, CT
06611

Warehouse/Sport/Recreational Space Adjacent to Route 8 (Exit 7) for Lease at \$10/SF NNN

Angel Commercial, LLC, as the exclusive broker, is pleased to present an exceptional leasing opportunity at **30 Nutmeg Drive, Trumbull, CT**. Next to D-BAT Baseball, this **5,000 RSF** of warehouse/sports/recreational space is now available for lease at **\$10/SF NNN**. This space is situated within a larger 86,894 SF commercial building on a 5.09-acre lot at the end of a cul-de-sac.

KEY FEATURES:

Highway Visibility & Accessible Location

Strategically positioned with highway visibility, this property offers unparalleled accessibility. Located off Route 8 (Exit 7), tenants benefit from seamless connectivity to I-95, the Merritt Parkway (Route 15), and I-84, facilitating efficient transportation and logistics.

Functional & Efficient Layout

Designed to support various commercial applications, this space features:

- 10' 2" ceiling height
- Loading dock with leveler

Located within the Light Industry 3-Acre (I-L3) Zone, this property accommodates a wide range of business uses.

Prime Regional Access

Positioned between two major metropolitan hubs—Boston, MA, and Philadelphia, PA—this property offers a centralized location for businesses looking to optimize their distribution networks. The direct access to Route 8 and proximity to I-95, I-84, and Route 15 make it particularly well-suited for warehouse, sports, and recreational facilities.

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

Lease Rate:	\$10/RSF NNN
Real Estate Taxes:	\$1.47/RSF (2024)
CAM Expenses:	\$2.53/RSF (2024)

Features

Parking:	Abundant
Ceiling Height:	10' 2"
Column Spacing:	19' 4" x 28' 10"
Loading:	Loading Dock with Leveler

Utilities

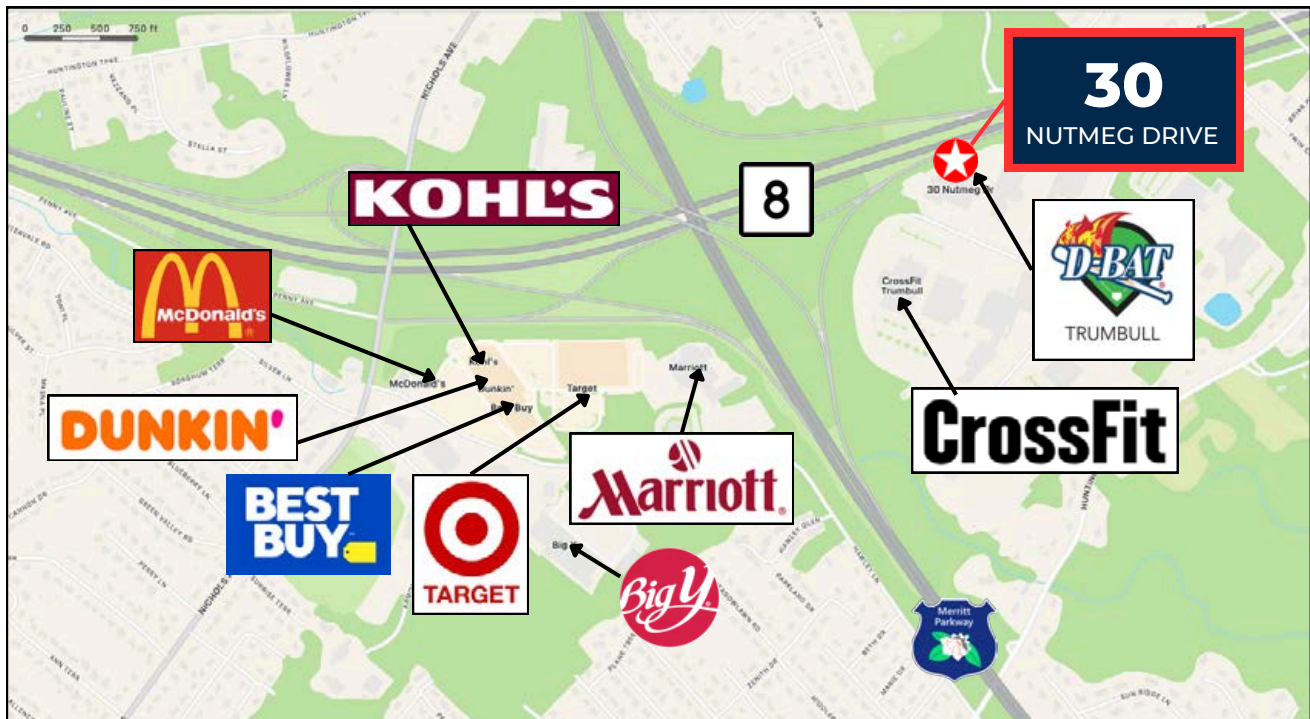
Water/Sewer:	City/City
A/C:	Central Air-Conditioning
Heating:	Gas

The Site

Space Available:	5,000 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

Location

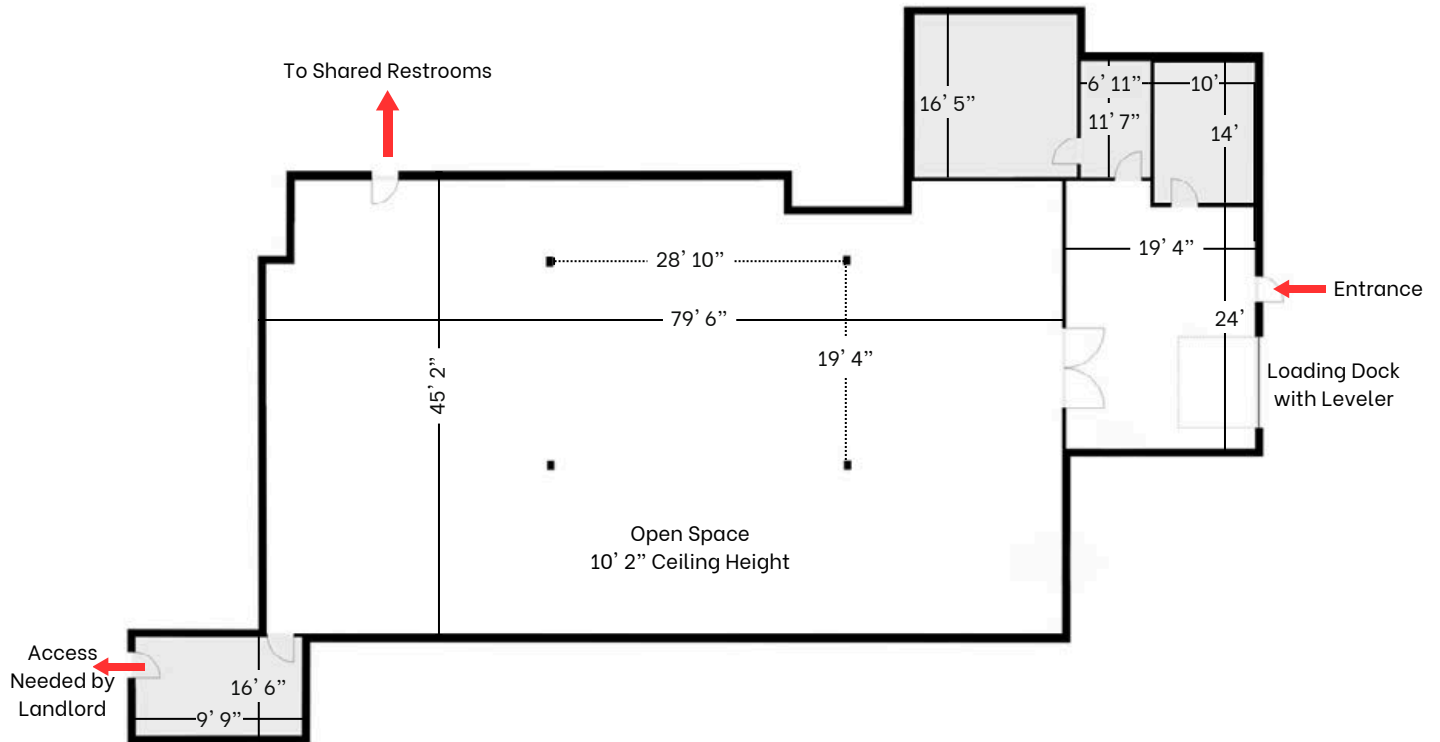
Highway:	Route 8: 1.5 Miles Merritt Parkway: 2.3 Miles I-95: 8.3 Miles I-84: 53.7 Miles
Marina:	Bridgeport Marina: 12.6 Miles
Airport:	Sikorsky Memorial Airport: 16.7 Miles Tweed New Haven Airport: 21.8 Miles
Train Station:	Bridgeport Train Station: 8.3 Miles



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FLOOR PLAN: 5,000 RSF



NOT TO SCALE

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