



30 NUTMEG DRIVE
TRUMBULL, CT
06611



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Southport, CT 06890
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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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.

Financial Information

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

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

Features

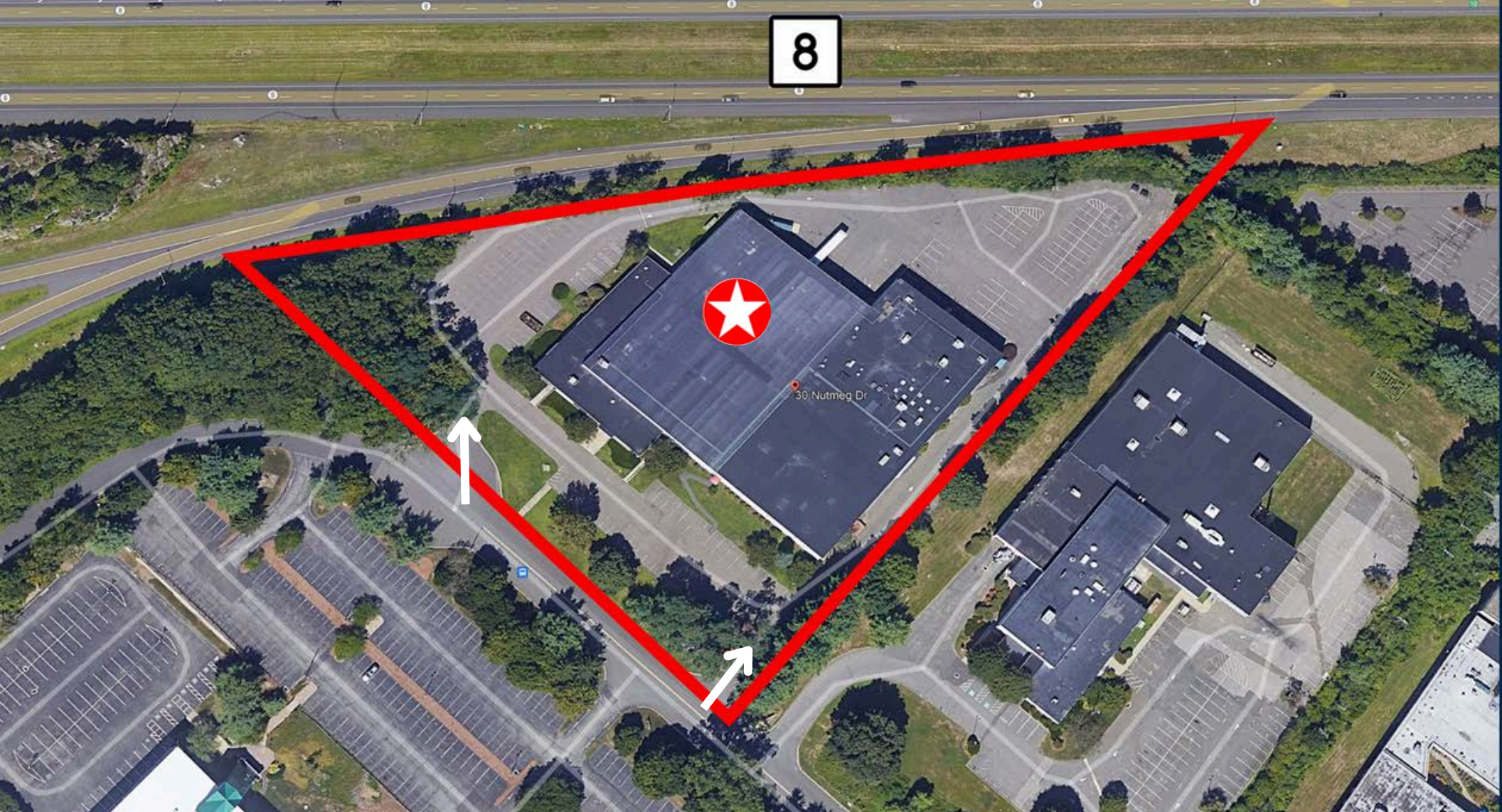
Parking:	Abundant
Ceiling Height:	10' 2"
Column Spacing:	19' 4" x 28' 10"
Loading:	Loading Dock with Leveler

Utilities

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

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



MODERN INDUSTRIAL FLEX BUILDING



86,894 SF One-Story
Industrial/Flex
Building



Prominent Street
Signage



Abundant Parking
on 5.09 Acres



CONVENIENT COMMUTER LOCATION WITH NEARBY AMENITIES



Minutes from a Neighborhood Shopping Destination, the Marriott Hotel, and CrossFit.



Next to Route 8 with Highway Visibility & Minutes to the Merritt Parkway.

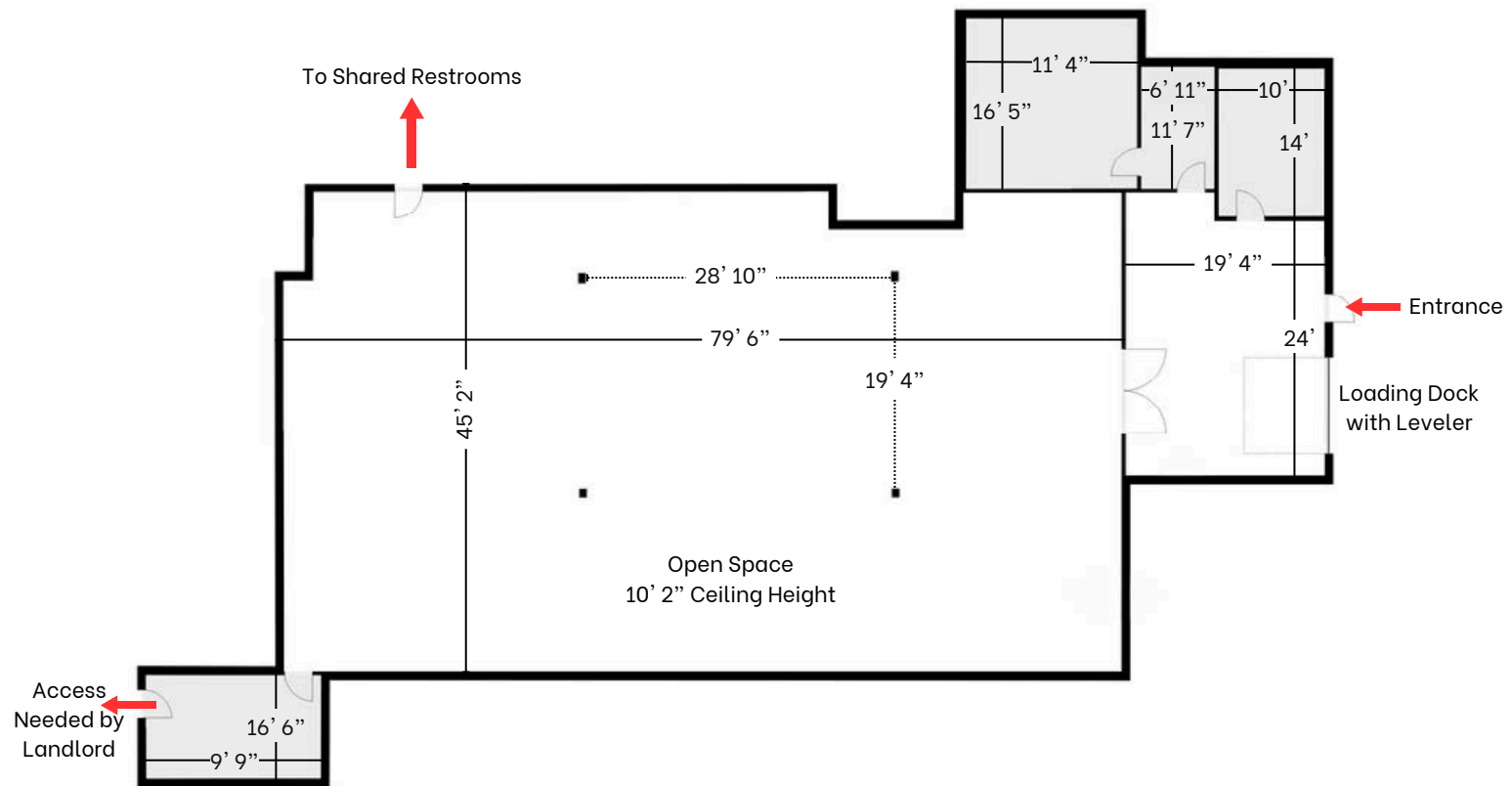
CENTRALLY LOCATED

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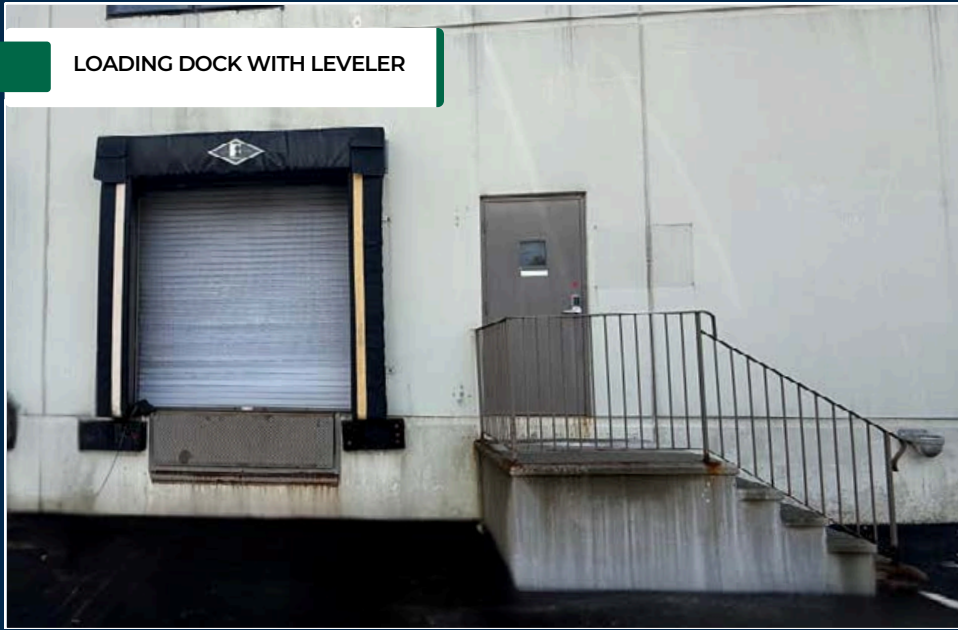
FLOOR PLAN

5,000 RSF

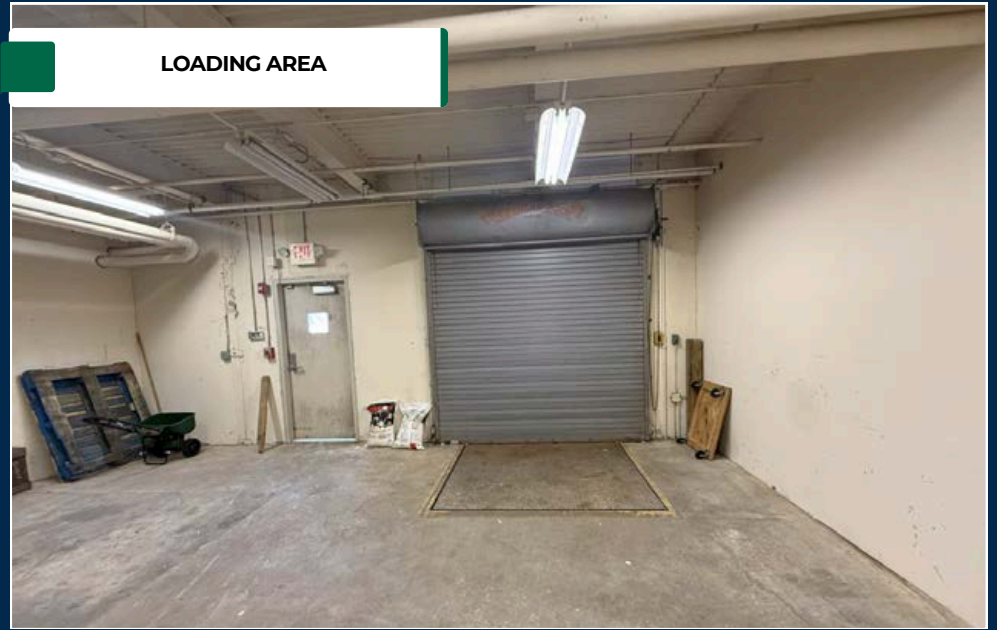


NOT TO SCALE

LOADING DOCK WITH LEVELER



LOADING AREA

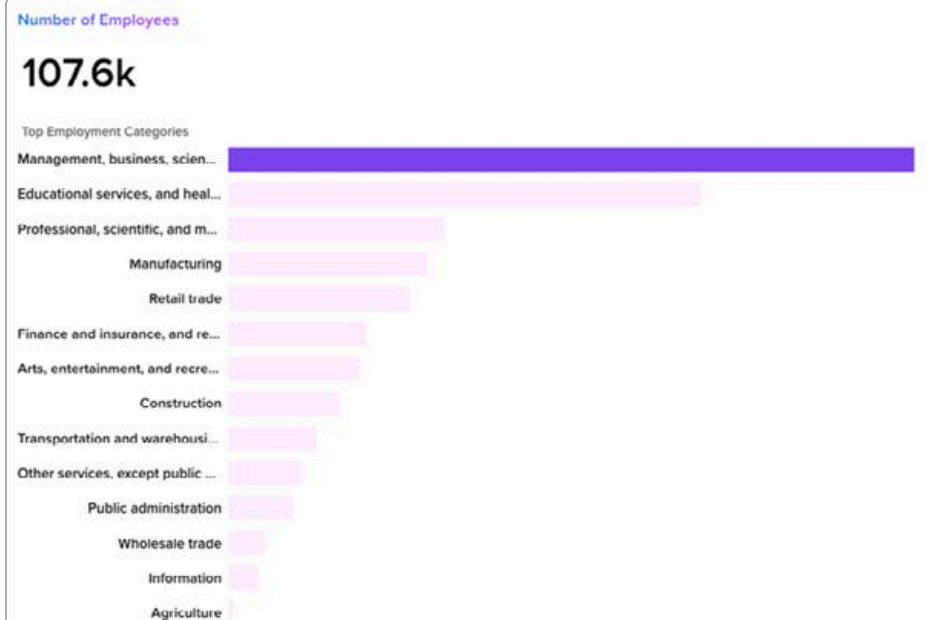
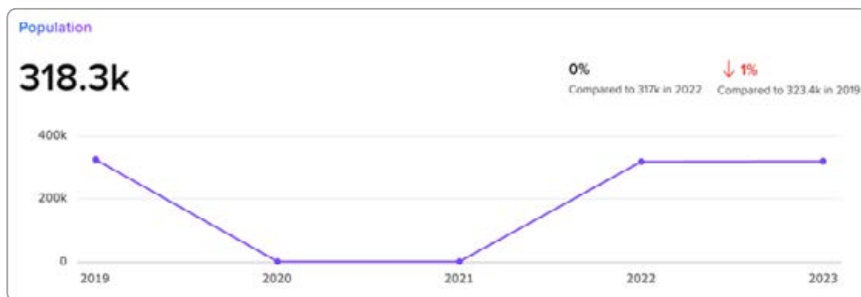
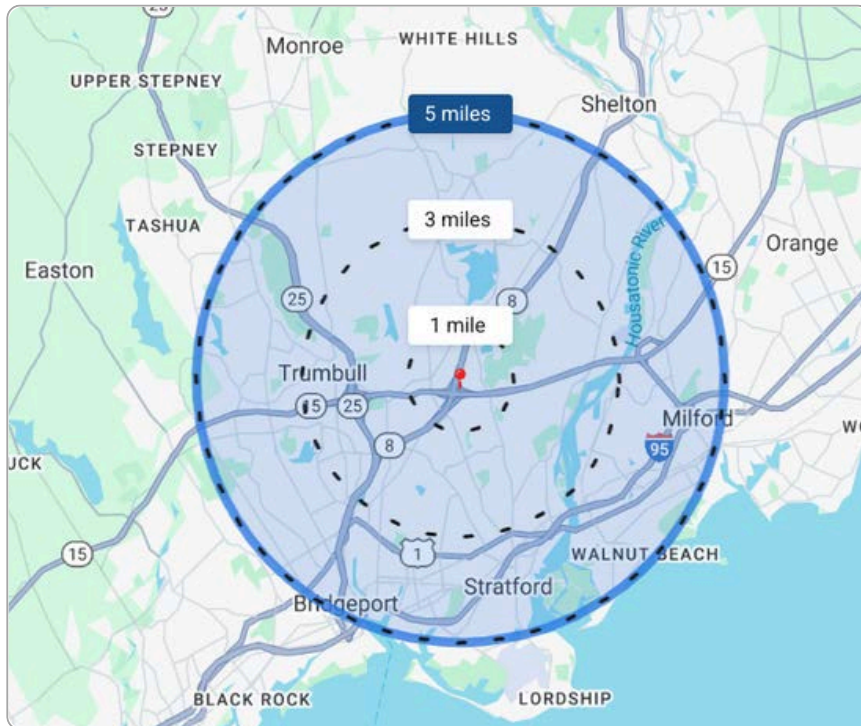


10' 2" CEILING HEIGHT



DEMOGRAPHICS

FIVE MILES



TRUMBULL, CONNECTICUT



STRATEGIC LOCATION & ACCESSIBILITY

Located in Fairfield County, Trumbull offers direct access to Route 8, Route 15 (Merritt Parkway), and Route 25, ensuring seamless transportation for logistics and workforce commuting. Just 60 miles from New York City, it provides easy access to major airports and the Port of Bridgeport for global connectivity.

ECONOMIC GROWTH & BUSINESS ADVANTAGES

Trumbull fosters a business-friendly climate with diverse industries, including manufacturing, logistics, healthcare, and technology. The town supports development with Professional Office Overlay Zones and industrial expansion incentives, making it ideal for flex and warehouse spaces.

DEMOGRAPHICS & WORKFORCE

- **Population:** 36,000+ with a highly skilled labor force
- **Median Household Income:** \$127,000+
- **Workforce Pipeline:** Graduates from Fairfield University, Sacred Heart University, and University of Bridgeport
- **Key Employment Sectors:** Manufacturing, logistics, technology, and finance

RETAIL & COMMERCIAL ACTIVITY

- **Trumbull Mall:** Major retailers including Macy's, Target, and JCPenney
- **Trumbull Center & Hawley Lane:** Mixed-use office, retail, and dining spaces
- **Growing Industrial Market:** Demand for warehouse, distribution, and R&D spaces

RESIDENTIAL MARKET & QUALITY OF LIFE

- **Diverse Housing Options:** Single-family homes, townhouses, and apartments
- **Strong Real Estate Market:** High demand and property value appreciation
- **Easy Commuting Access:** To Bridgeport, Stamford, and New York City

CULTURAL & RECREATIONAL ACTIVITIES

- **Theaters & Entertainment:** AMC Marquis 16 and Trumbull Community Theatre
- **Parks & Outdoor Recreation:** Pequonnock River Trail, Indian Ledge Park, Twin Brooks Park
- **Sports & Leisure:** Tashua Knolls Golf Course, tennis courts, and BMX track

EDUCATION & WORKFORCE DEVELOPMENT

- **Top-Ranked Schools:** Among the best in Connecticut
- **Higher Education:** Access to Fairfield University, Sacred Heart University, and University of Bridgeport
- **Workforce Training:** Local programs for manufacturing, logistics, and tech industries

NEXT STEPS

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REGULATIONS



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