

**94** DODGE AVENUE  
STRATFORD, CT  
06615



## 7,652 SF Industrial Building for Sale at \$1,300,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to present a prime industrial opportunity at **94 Dodge Avenue in Stratford, Connecticut**. This **7,652 SF one-story, clear-span warehouse** is ideal for businesses seeking functional space with excellent transportation access.

### Property Highlights:

- Situated on 0.46 acres with 14 on-site parking spaces
- Dual access from Dodge Avenue and Sperry Avenue for enhanced operational efficiency
- 13' 8" ceiling height
- Multiple loading options, including:
  - 20' W x 8' H Van-Height Access: Two 10' W hinged doors replacing three former van-height docks, offering expansive loading access.
  - 8' W x 8' H Truck-Height Loading Dock: Accommodates standard freight and larger deliveries.
  - 4' W x 8' H Van-Height Loading Dock: Perfect for smaller trucks and daily shipments.
- Three air-conditioned private offices
- Three restrooms
- Wet sprinkler system for safety and code compliance

### Prime Location:

Conveniently located just 1.6 miles from I-95 (Exit 30 – CT-113 N Lordship Boulevard), the property offers superior connectivity to major transportation routes. Nearby destinations include:

- Igor Sikorsky Memorial Airport – 1.3 miles
- Stratford Metro-North Station – 2 miles
- Bridgeport Harbor Marina – 3 miles

In addition, the site is close to retail and service establishments such as Dunkin', Duchess, FedEx, Enterprise Rent-A-Car, Arsens Gym, and Wag Central.

With flexible loading options, clear-span construction, and excellent accessibility, 94 Dodge Avenue is ideally suited for distribution, light manufacturing, or logistics operations. Don't miss this exceptional investment opportunity in Fairfield County's thriving industrial market. For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

*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.*

# 94 DODGE AVENUE STRATFORD, CT 06615

## Financial Information

|                           |                    |
|---------------------------|--------------------|
| <b>Sale Price:</b>        | \$1,300,000        |
| <b>Real Estate Taxes:</b> | \$20,061.30 (2024) |

## The Site

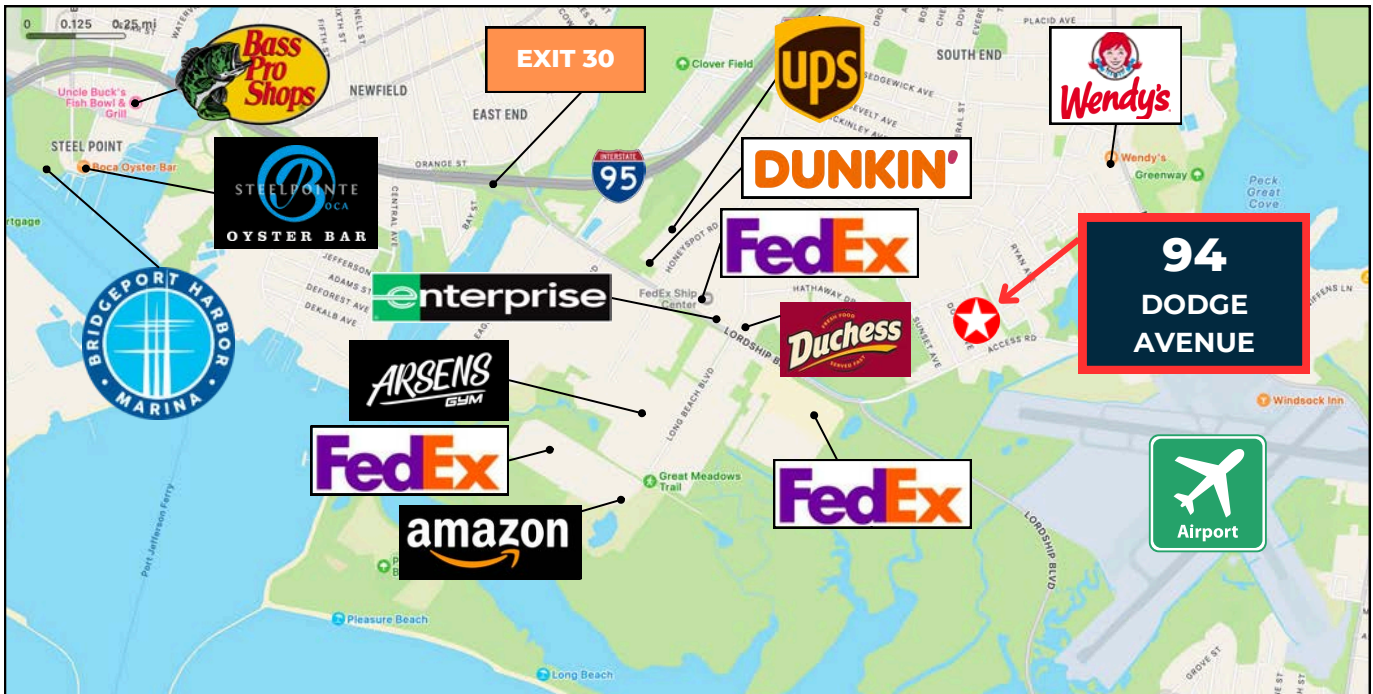
|                         |                                             |
|-------------------------|---------------------------------------------|
| <b>Building Size:</b>   | 7,652 SF                                    |
| <b>Space Available:</b> | 7,652 SF                                    |
| <b>Building Type:</b>   | Commercial Warehouse                        |
| <b>Land:</b>            | 0.46 Acres                                  |
| <b>Zoning:</b>          | Light Industrial District (MA)              |
| <b>Year Built:</b>      | 1990                                        |
| <b>Construction:</b>    | Concrete/Cinderblock/<br>Pre-finished Metal |
| <b>Stories:</b>         | One                                         |
| <b>Tenancy:</b>         | Single                                      |

## Features

|                        |                                                                                                                 |
|------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Parking:</b>        | 14 Surface Spaces                                                                                               |
| <b>Ceiling Height:</b> | 13' 8"                                                                                                          |
| <b>Loading:</b>        | 20' W x 8' H Van-Height Access,<br>8'W x 8'H Truck-Height Loading<br>Dock, 4'W x 8'H Van-Height<br>Loading Dock |
| <b>Amenities:</b>      | Wet Sprinkler System, Building<br>Signage, Dual Street Access, 3<br>Restrooms                                   |

## Utilities

|                     |                              |
|---------------------|------------------------------|
| <b>Water/Sewer:</b> | City/City                    |
| <b>A/C:</b>         | Office Space (Unit)          |
| <b>Heating:</b>     | Gas                          |
| <b>Power:</b>       | 200 Amps, 480 Volts, 3-Phase |



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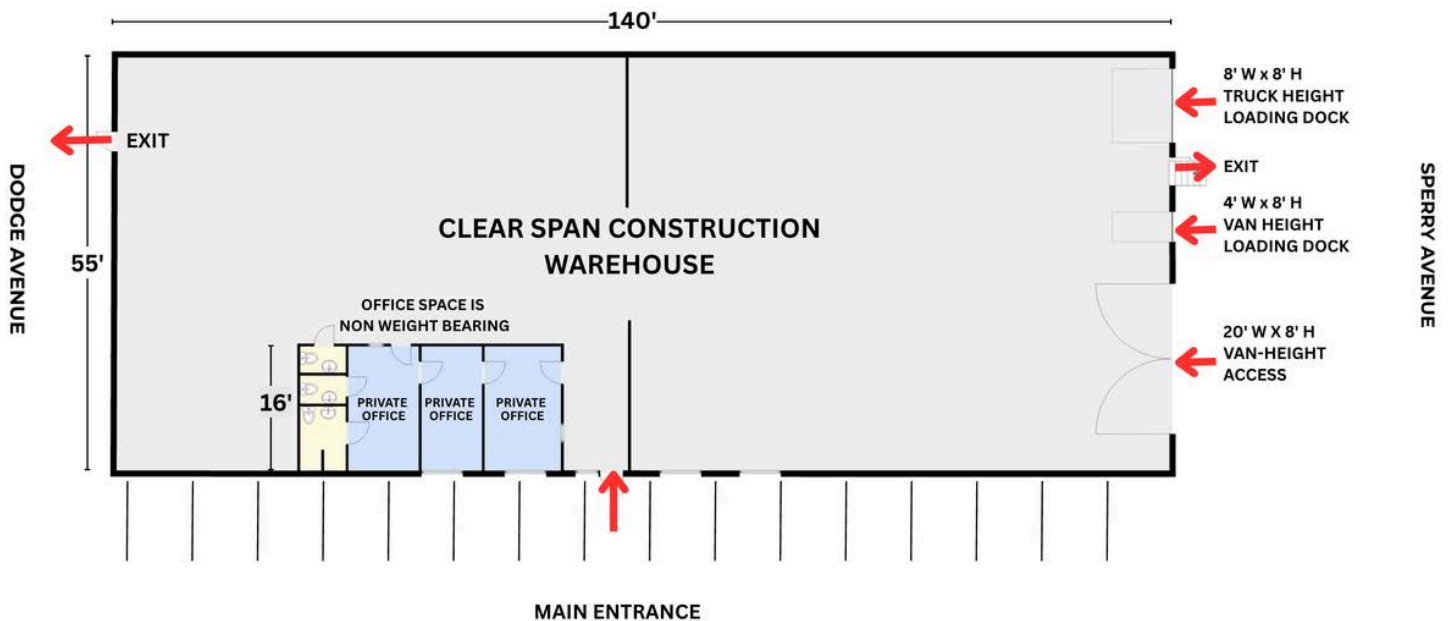
**PARCEL MAP: 0.46 ACRES**



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## FLOOR PLAN: 7,652 SF



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