

94 DODGE AVENUE
STRATFORD, CT
06615



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Southport, CT 06890
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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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.

Financial Information

Sale Price:	\$1,300,000
Real Estate Taxes:	\$20,061.30 (2024)

The Site

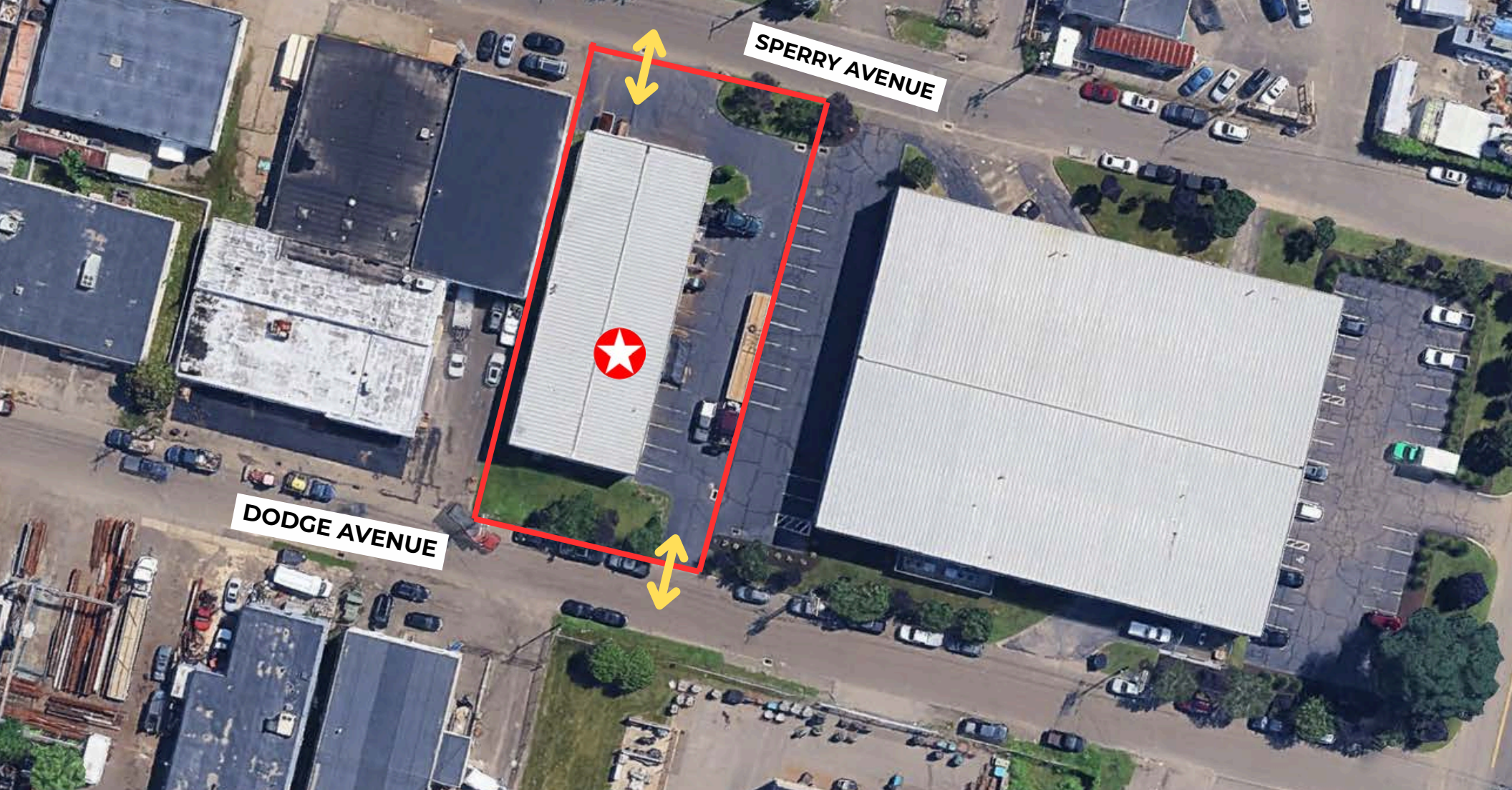
Building Size:	7,652 SF
Space Available:	7,652 SF
Building Type:	Commercial Warehouse
Land:	0.46 Acres
Zoning:	Light Industrial District (MA)
Year Built:	1990
Construction:	Concrete/Cinderblock/Pre-finished Metal
Stories:	One
Tenancy:	Single

Features

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

Utilities

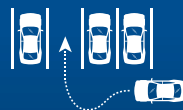
Water/Sewer:	City/City
A/C:	Office Space (Unit)
Heating:	Gas
Power:	200 Amps, 480 Volts, 3-Phase



PRIME INDUSTRIAL WAREHOUSE WITH DUAL ACCESS



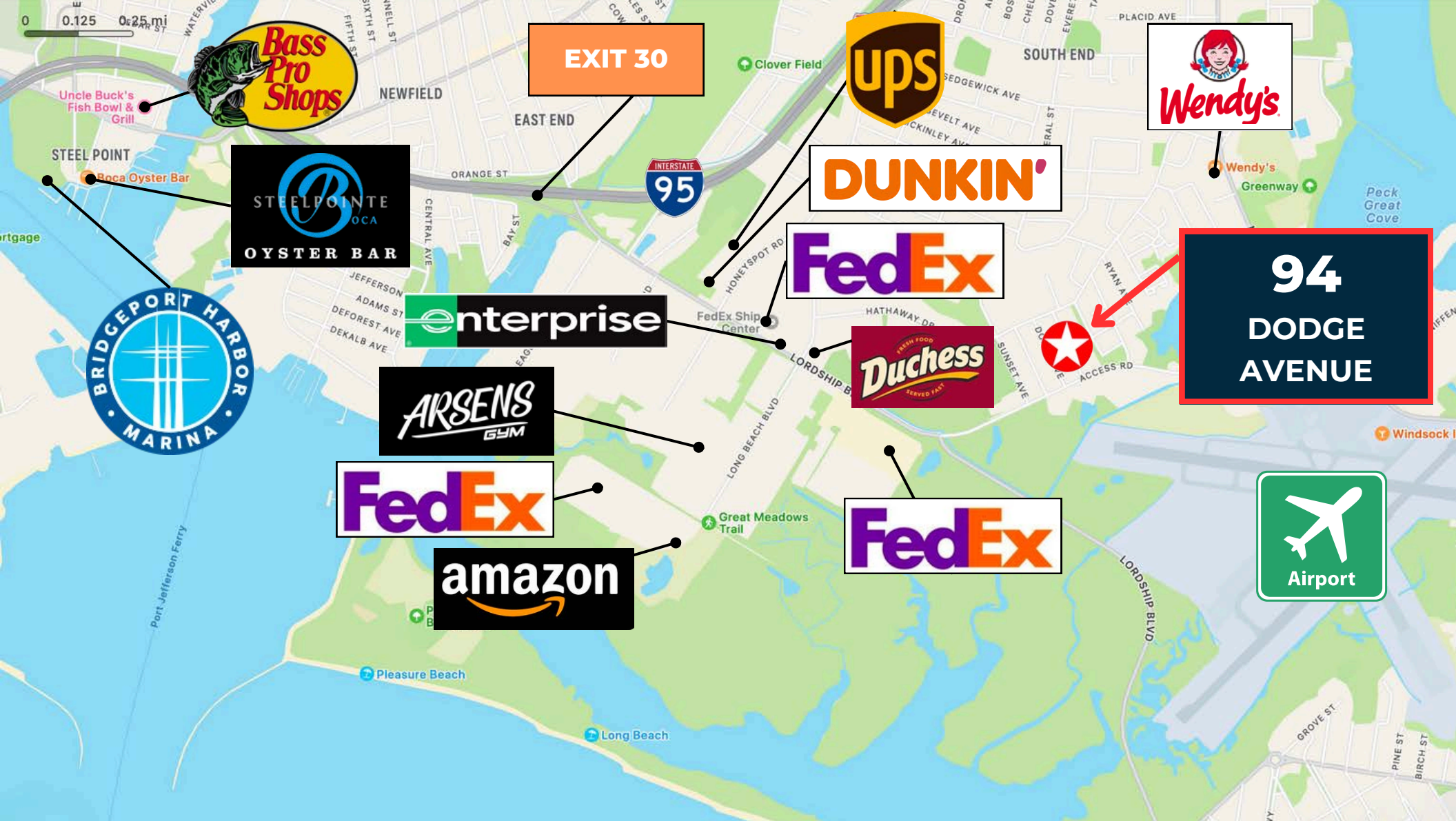
7,652 SF Building on 0.46 Acres
with Street to Street Access



Parking for 14 Vehicles



Multiple Loading
Options



IDEAL COMMUTER LOCATION WITH NEARBY AMENITIES



Nearby Amenities include Restaurants, Fitness Gym, Car Rental, Retail Shops, and Beaches.



Surrounded by Distribution Companies including FedEx, UPS, and Amazon.



Minutes to I-95, Exit 30, Sikorsky Memorial Airport, and Bridgeport Harbor Marina, and steps to a bus stop.

CENTRALLY LOCATED



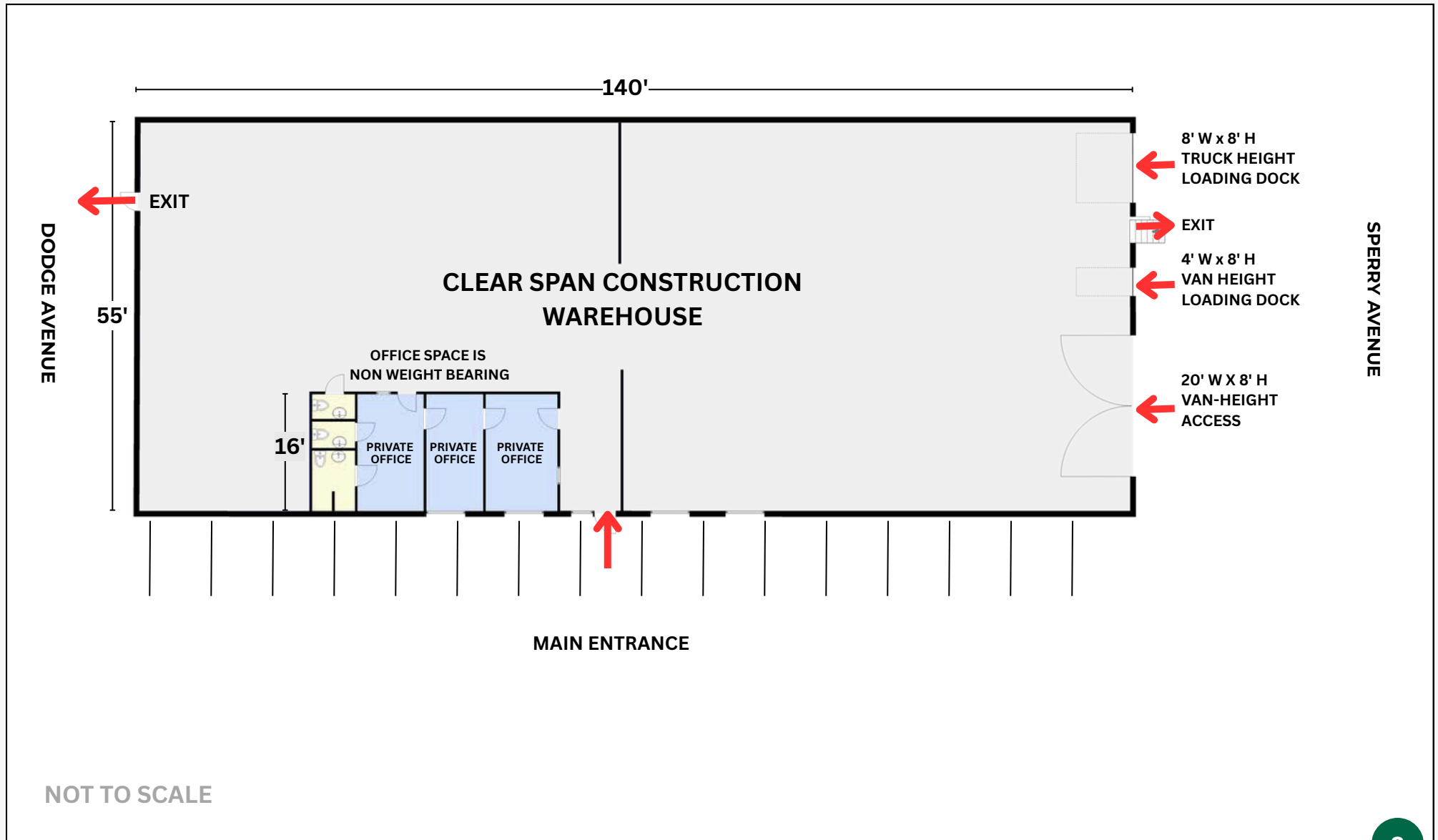
PARCEL MAP

0.46 ACRES



FLOOR PLAN

7,652 SF



EXIT ON DODGE AVENUE



PARKING FOR 14 CARS



LOADING ON SPERRY AVENUE

20' W X 8' H
VAN-HEIGHT
ACCESS

4' W x 8' H VAN HEIGHT
LOADING DOCK

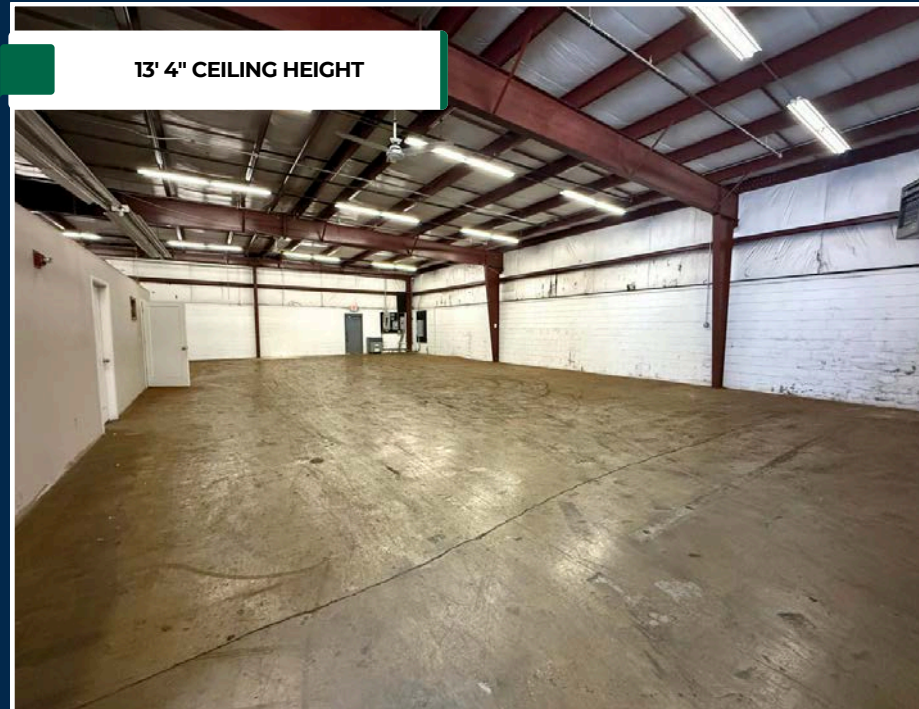
8' W x 8' H TRUCK HEIGHT
LOADING DOCK



CLEAR SPAN CONSTRUCTION



13' 4" CEILING HEIGHT

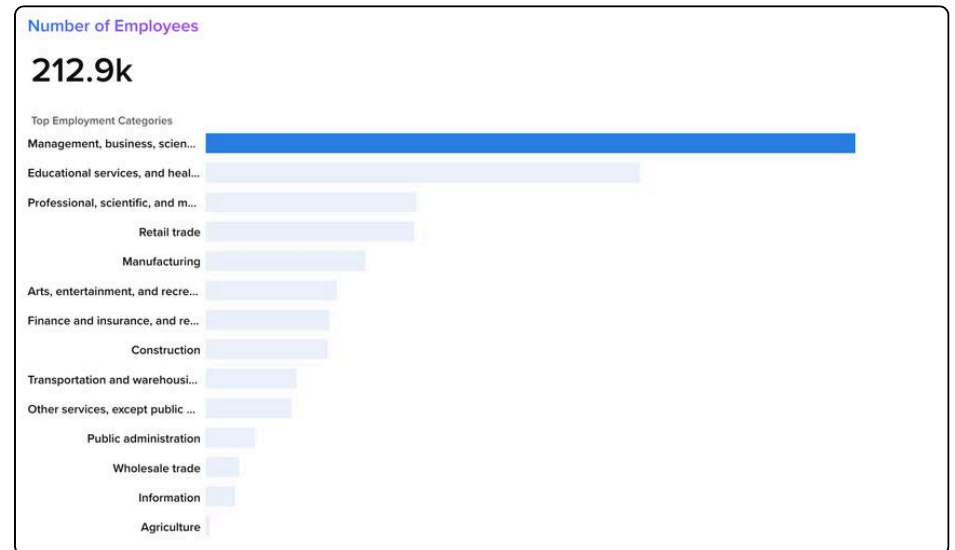
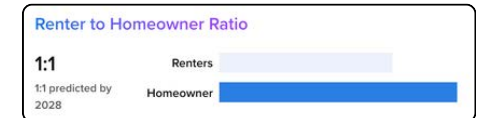
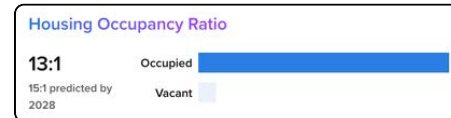
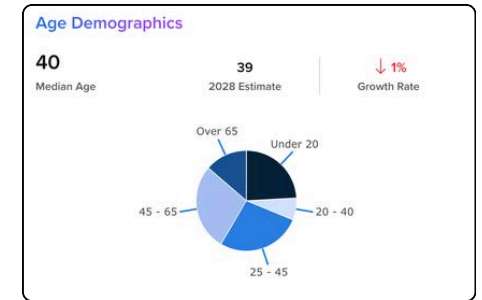
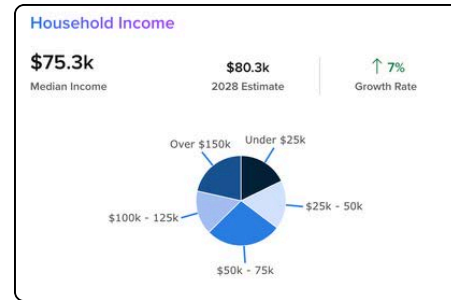
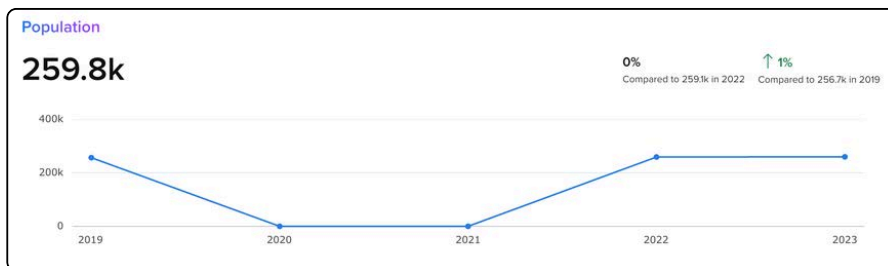
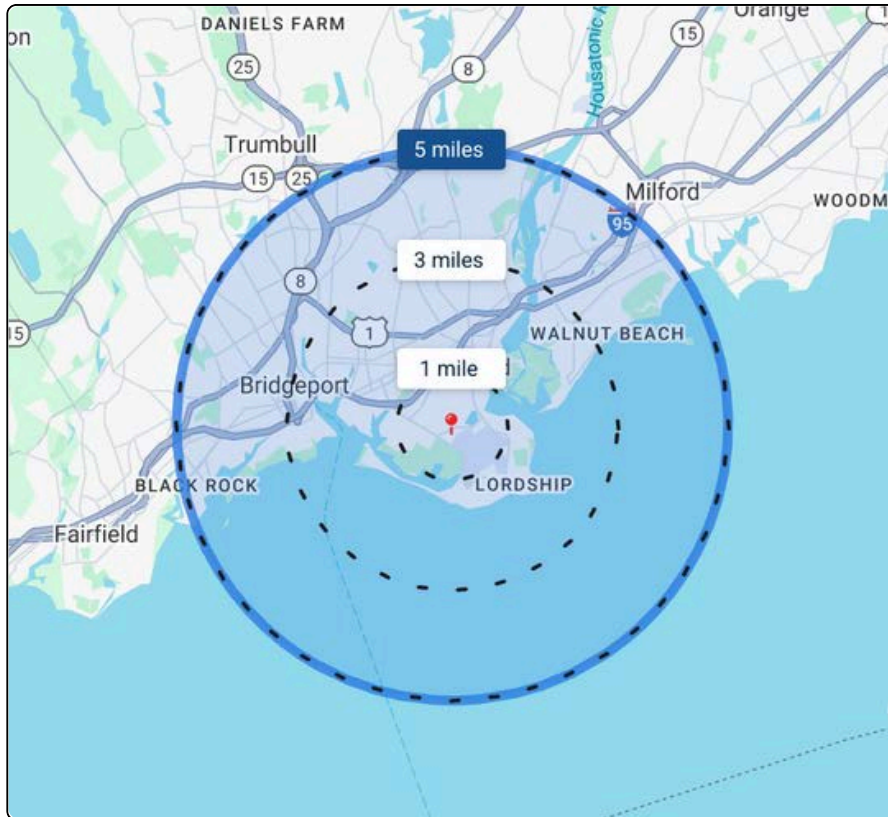


INTERIOR LOADING AREA



DEMOGRAPHICS

FIVE MILES



NEXT STEPS

94 DODGE AVENUE
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VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



VIEW LISTING
ONLINE



EMAIL BROKER



CALL BROKER

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