EXECUTIVE SUMMARY

Industrial Land for Sale, Ground Lease or Build to Suit Opportunity

975 Lordship Boulevard
Stratford, Connecticut 06615

For Sale at $825,000.00/acre, Ground Lease or Build to Suit Opportunity

- 12 acres of cleared & level land strategically located one mile off the exit ramp to I-95, Exit 30 (Lordship Boulevard).
- Next to the FedEx Ship Center, the property has 960 linear feet of frontage on Lordship Boulevard and parking for 160 cars.
- In a Planned Economic Development (PED) in a Coastal Industrial (MC) Zone that can support a building size up to 200,000 SF, and a 70% maximum impervious area.
- This zone permits retail, office, indoor recreation, packaging and assembling, warehousing, laboratory and testing facilities, and others.
- Substantial site improvements include the extension of water, utility and sewer lines onto the property, and the infrastructure for a large retention pond and storm water trench drains.
- Neighbors include UPS, FedEx Ship Centers, Porter & Chester Institute, Raymour & Flanigan Distribution Center, and Dunkin' Donuts. The property is 2.7 miles from the Stratford Metro-North Railroad and 1.4 miles from Sikorsky Memorial Airport.

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ANGEL COMMERCIAL, L.L.C.

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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For Sale or Lease

975 Lordship Boulevard

Fact Sheet

Stratford, Connecticut 06615

Industrial Land for Sale, Build to Suit or Ground Lease Opportunity in Stratford, CT: 12 acres of cleared & level land strategically located one mile off the exit ramp to I-95, Exit 30 (Lordship Boulevard). Next to the FedEx Ship Center, the property has 960 linear feet of frontage on Lordship Boulevard and parking for 160 cars. In a Planned Economic Development (PED) in a Coastal Industrial (MC) Zone that can support a building size up to 200,000 SF, and a 70% maximum impervious area. This zone permits retail, office, indoor recreation, packaging and assembling, warehousing, laboratory and testing facilities, and others.

Substantial site improvements include the extension of water, utility and sewer lines onto the property, and the infrastructure for a large retention pond and storm water trench drains. Any parking areas and roofs constructed would need to connect to the existing storm water infrastructure.

Neighbors include UPS, FedEx Ship Centers, Porter & Chester Institute, Raymour & Flanigan Distribution Center, and Dunkin' Donuts. The property is 2.7 miles from the Stratford Metro-North Railroad and 1.4 miles from Sikorsky Memorial Airport.

The Site

Land:	12 acres
Real Estate Taxes:	$77,361.20 (2021)
Zoning:	PED (Planned Economic Development) in a MC - Coastal Industrial Zone

Features

Traffic Count:	8,600 Average Daily Volume

Utilities

Water/Sewer:	City/City

Three Mile Demographics

Population:	54,078
Median HH Income:	$50,785

Five Mile Demographics

Population:	179,871
Median HH Income:	$49,779

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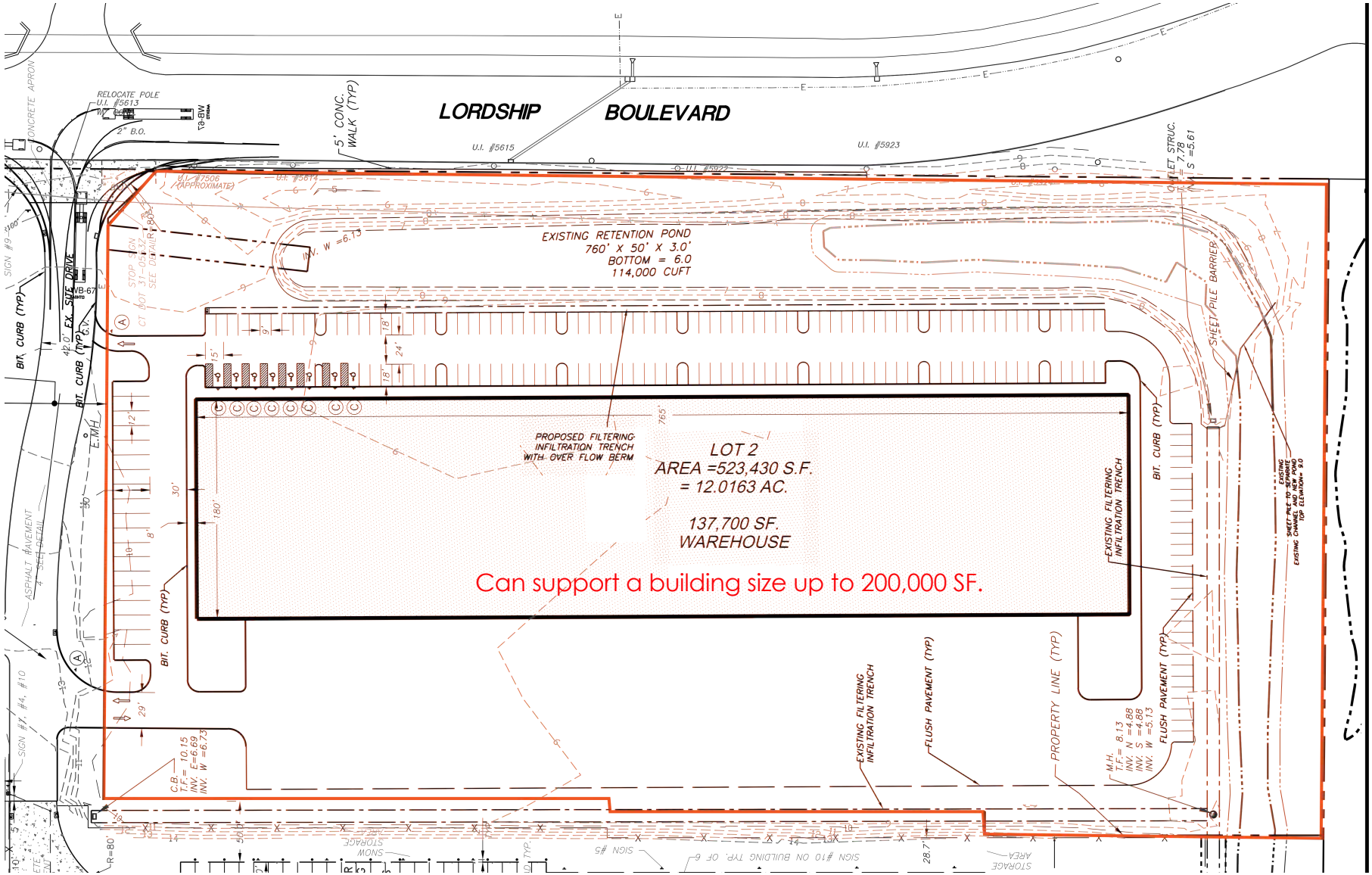
Proposed Site Plan



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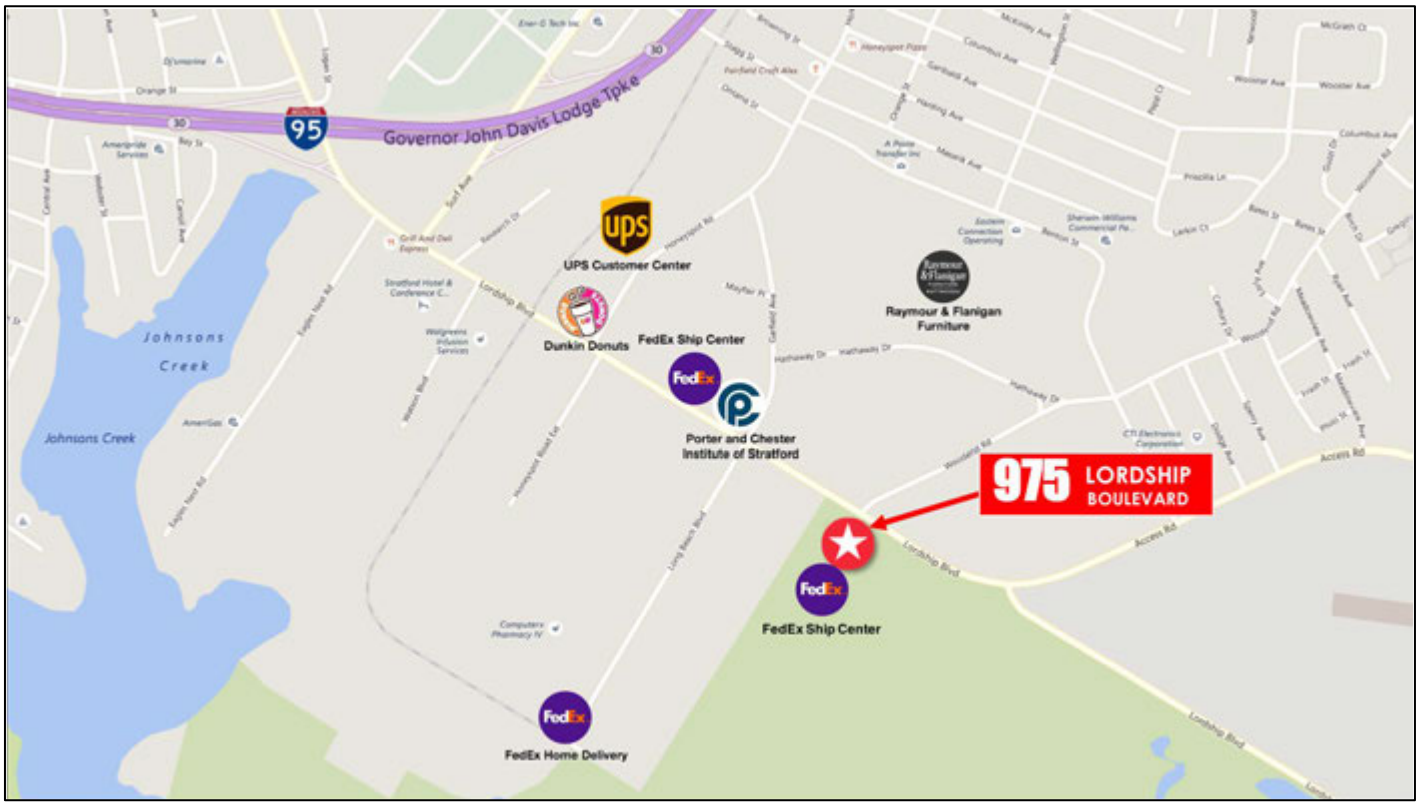
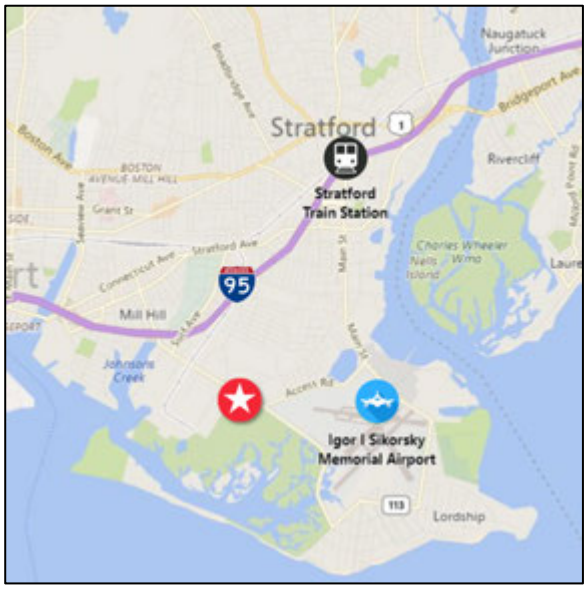
Stratford, Connecticut 06615



Neighbors include UPS,
FedEx Ship Centers,
Porter & Chester Institute
Raymour & Flanigan Distribution Center,
and Dunkin' Donuts.

Located at the Coastal Link Bus Stop
at Lordship Boulevard and Honeyspot Road.

2.7 miles from the Stratford Metro-North Railroad
and 1.4 miles from Sikorsky Memorial Airport.



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Coastal Industrial District (MC)

For complete zoning regulations, please visit the Town of Stratford website.

SECTION 10. COASTAL AND LIGHT INDUSTRIAL DISTRICTS, MC, MA

10.1 Coastal Industrial District:

Land, buildings and other structures used for one or more of the following purposes shall be subject to the environmental protection standards of Section 3.24.

10.1.1. Purpose

This district recognizes that there are areas of the Town of Stratford which border on existing industrial areas yet are areas subject to frequent, occasional, periodic or potential flooding or contain or border on sensitive coastal resources or open water, estuarine embayments or coastal flood hazard areas. The intent and purpose of this regulation is to place stricter limitations on the development and use of land in those areas necessary to preserve and protect these sensitive coastal resources while reducing hazards to life and property as outlined in the CT Coastal Management Act. This transitional district which allows less intensive development than existing industrial districts yet recognizes the environmental sensitivity of the area should help achieve these objectives.

10.1.2 Permitted Uses

10.1.2.1. Retail services, agencies or stores conducted indoors.

10.1.2.2. Professional, business offices and financial institutions

10.1.2.3. Wholesale establishments, storage warehousing excluding materials related to prohibited uses.

10.1.2.4. The packaging of beverages, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals and food.

10.1.2.5. The assembling of articles from the following previously prepared materials: bone, cellophane, canvas, cork, feather, felt, fiber, fur, glass, hair, horn, leather, metal, plastic, shell, tobacco and yarns. The assembling of electronic parts and appliances, products and devices. Excluding the assembling of articles that require the storage of materials related to prohibited uses.

10.1.2.6. Indoor Recreation.

10.1.2.7. Laboratory and testing facilities for the diagnosis of oncological, chronic and genetic diseases and pathology laboratories.

10.1.2.8. Any use determined by the Commission to be similar to the above in character.

10.1.3 Special Case Uses

10.1.3.1. Restaurants or other food service establishments.

10.1.3.2. Hotels and motels.

10.1.3.3. Lab research and development not for chemical or biological purposes.

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10.l.3.4. Convention centers, assembly halls, dance halls, billiard parlors, bowling alleys, theaters, churches and fraternal halls, radio and t.v. stations.

10.l.3.5. Educational facilities, hospitals, library, municipal buildings and museums.

10.l.3.6. Mining, sand and gravel excavation.

10.l.3.7. Farming, forest or wildlife reservation or park.

10.l.3.8. Public parks, playgrounds or recreational areas.

10.l.3.9. Undertaker establishments.

10.l.3.10. Veterinarian and commercial kennels.

10.l.3.11. Ice plant, bottling works or milk distributor.

10.l.3.12. Marina and marina related services including marine service repair.

10.l.3.13. Any use determined by the commission to be similar to the above in character.

10.1.3.14.Planned Economic Development (Effective 9/16/97)

10.1.3.14.1 Purpose - In addition to accomplishing the purposes set forth in Section 10.1.1 hereof,
this Sub-Section is intended to accomplish the following:

(1) To encourage industrial, distribution, commercial and executive business operations grouped together in integrated development of sufficient size to meet high standards of design.

(2) To provide design flexibility in the implementation of such developments and their control through a series of review procedures and the establishment of specific building and development standards.

(3) To promote the most desirable uses of land in accordance with an approved General Development Plan ("GDP") designed to coordinate industrial, warehousing, office and commercial growth in its relation to its surroundings.

(4) To encourage the establishment of important and lasting employment centers and to broaden the tax base of the Town.

(5) To recognize that a necessary incentive to attract the large-scale, advance private investment in land and infrastructure for a planned economic development

which may be implemented over a period measured in decades is an early public commitment to the acceptability of the concept embodied in the proposed GDP.

10.1.3.14.2 Definitions

10.1.3.14.2.1 Planned Economic Development ("PED") - An integrated development under one sponsorship in accordance with a General Development Plan("GDP") as set forth in Section 10.1.3.14.3 hereof, on a tract containing at least 30 acres with one or more buildings, each containing one or more of the uses permitted under Sub-Section 10.1.2 and Sub-section 10.1.3 of regulations.

10.1.3.14.2.2 Tract. Any parcel of land that contains at least (30) acres and is owned by, or is subject to, contractual rights or is controlled (i.e., options, etc.) by one (1) person, firm, corporation, association, business entity (partnership, LLC, LLP, etc.) or venture. In the case of any parcels of land within a tract that are separated by a public or private street, a railroad, or public open spaces, but which parcels are owned or controlled as aforesaid, and such parcels demonstrate sufficient adjacency and interrelationship to each other to support a comprehensive development under the PED as defined in10.1.3.14.2.1 then such parcels of land shall be deemed and construed to constitute one (1) tract, notwithstanding that said tract is comprised of two (2) or more lots, plots or parcels of land as shown on the Tax Assessment Map of the Town of Stratford.

10.1.3.14.2.3 Tract Area. The gross horizontal area contained within the outermost property lines of the tract. including easements, right of ways and any area proposed to be offered for any public use or purpose but excluding any existing public streets abutting or crossing said tract as well as all public open spaces and all areas covered by waterbodies, watercourse tidal wetlands and/or freshwater inland wetlands as defined in Chapter 440 of the Connecticut General Statutes.

10.1.3.14.3 General Development Plan ("GDP")

10.1.3.14.3.1 Submittal Requirements. An application for approval of a GDP for a PED shall include:

a. A Topographic Map of the entire tract showing all tidal wetlands and/or freshwater wetlands as defined in Chapter 440 of the Connecticut General Statutes and all coastal resources within the tract and within 100 feet thereof.

b. A Conceptual Plan for the overall development scheme within a PED which identifies the Proposed uses, improvements, infrastructure, intensity of development, parking areas, open space and the traffic and circulation system to be located in the PED.

c. A written Planned Statement containing appropriate legal evidence that the entire site is owned by or under effective control of the applicant describing various aspects of the plan, including any proposed phasing of development activities.

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d. A Compliance Chart of appropriate data demonstrating compliance with all requirements of these regulations.

e. The Zoning Commission may waive any submission requirements under Sub-Section 20.2.2.1 and 20.2.2.2 that may be inapplicable due to the conceptual nature of the GDP.

10.1.3.14.3.2 Additional General Development Plan Standards

(a) The intensity of development for the entire GDP shall not exceed a floor area ratio (FAR) of thirty-five hundredths (0.35).

(b) The FAR on any parcel within the GDP may be greater than 0.35 provided that the FAR for the entire GDP does not exceed 0.35; and provided further that the proposed development complies with the height, impervious coverage, parking and all other applicable requirements.

(c) The minimum distance between buildings shall be not less than thirty (30) feet

(d) Where applicable, the location of all buildings within the GDP shall comply with the setback requirements of Section 3.14 of these regulations. Where the said regulations do not apply, no building shall be nearer than fifty (50) feet to any public street or boundary line of the tract and no parking area within such setback area shall be nearer than twenty-five (25) feet to any public street existing at the time of the approval of the GDP or to any new street within the GDP that is proposed to be dedicated to the Town.

(e) The aggregate development within the PED shall conform to the following standards as a percentage of the tract area of the entire PED:

Maximum Building Coverage	30%
Maximum Impervious Area	70%
Minimum Open Space Area	30%

(f) In a planned Economic Development, one goal is to have open space which shall be of such condition, location (s), size and shape as to be readily usable for conservation, park, or recreation purposes by the occupants of the PED. Where possible, efforts should be made to

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encourage linkage for pedestrian and bicycle access from adjacent areas and to encourage public access and interaction with any adjacent park or recreational areas.

10.1.3.14.3.3 Effect of Approval of the Planned Economic Development

(a) Approval of the GDP shall be deemed to have designated the area encompassed thereon as a Planned Economic Development (PED). Such designation shall not be affected by the subsequent sale, leasing or mortgaging of any portion of the PED.

(b) Approval of the GDP shall not be deemed to approve any specific individual use that may be shown thereon. All individual uses will require either site plan and/or special case approval depending on the specific use.

(c) A PED shall be exempt from the time limit requirement set forth in Sub-Section 20.3 of these regulations.

(d) Any site plan for a specific parcel within the PED which complies with all GDP standards shall be exempt from the front yard, side yard, rear yard, building coverage, impervious area and open space requirements of Section 10.1.5.

10.1.3.14.4 Site Plan

10.1.3.14.4.1 Submittal Requirements. An application for approval of a site plan (SP) for a specific use on a specific parcel shall include a plan which sets out in detail the proposed use, construction, landscaping, engineering and site development proposed for such parcel as well as any other information that the Zoning Commission may request as being necessary for a proper review of the application including but not limited to the following:

(a) Existing Conditions Plan showing building footprints, parking and loading areas, utilities, streets and driveways.

(b) Site Development Plan showing proposed regrading, building footprints, parking and loading areas, streets and driveways.

(c) Utility Plan indicating how all utility needs (including storm drainage, sewage disposal and water supply facilities) will be met. All utilities shall be installed underground.

(d) Preliminary Architectural Plans, including floor plans, sections and exterior elevations, roof lines, facade materials and other features of the proposed buildings or structures.

(e) Open Space and Parking Areas Management Plan.

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(f) Landscape Plan.

10. 1.3.14.4.2 Site Plan Standards. No application for approval of a SP shall be granted until the Zoning Commission has made the following findings:

(a) That the SP is consistent with all GDP standards.

(b) That the SP complies with all requirements set forth in Section 3.1.1 and 3.14 and all other requirements of these regulations.

(c) That, if the SP is for a use requiring special case approval, a special case application has been submitted to the Zoning Commission for such approval under Section 20 of these regulations.

(d) That, except as set forth below, no building exceeds a height of forty (40) feet or two (2) stories. If, considered in the context of the GDP, the Zoning Commission, in Administrative Session, finds that the further protection and enhancement of the environment can be accomplished by permitting an increase in the height of any building, the maximum permitted height in each case may be increased to four (4) stories, not to exceed sixty (60) feet provided that (a) the aggregate maximum floor area ratio of 0.35 for the entire GDP is not exceeded thereby; (b) the minimum required setbacks shall be increased as provided in Sub-Section 10.1.5c of these regulations; and (c) such increase in height will be in conformity with all applicable airport zoning regulations.

(e) Off-street parking and loading shall be as provided in Section 12 of these regulations.

10.1.4 Prohibited Uses

Any use in which the use, handling, storage or disposal of hazardous materials is a significant activity including but not limited to:

10.l.4.l. Family or commercial laundries, dry cleaning and industrial launderers.

10.l.4.2. Furniture stripping, commercial lawn care business.

10.l.4.3. Golf courses

10.l.4.4. Chemical or biological labs, wholesale trade or warehousing.

10.1.4.5. Gasoline filling station, motor vehicle service stations, vehicle washing establishments, electric or gas substation. Car, trailer, truck and farm equipment sales. Bulk storage of petroleum products.

10.1.4.6. Storage yards - general contractors, excavating or paving contractors.

10.1.4.7. Public utility buildings and storage yards.

10.1.4.8. Automotive services, and electrical repair shops.

10.1.4.9. Textile mill production, lumber and wood production, pulp and paper manufacturing, printing and publishing. Producing, dyeing, tanning and coating textiles and apparels.

10.1.4.10. Waste disposal and processing stations, power and nuclear plants and incinerators.

10.1.4.11. Recycling processing facility.

10.1.4.12. Salvage - junk yard. Road salt storage.

10.1.4.13. Manufacturing and processing of goods and materials.

10.1.4.14. Machine shops, metal industries and foundries.

10.1.4.15. Live poultry market or poultry market where killing or picking is done on the premises.

10.1.4.16. Any use determined by the Commission to be similar to the above in character.

10.1.5 Standards

MC (Coastal Industrial District)

Min. Lot Area	20,000 sq.ft.
Lot shape	A square 100x100 to fit on lot
Min. Lot Width	100 ft.
Min. Lot Depth	125 ft.
Min. Front Yard	25 ft. (a)
Min. Side Yard	15 ft. (a, b)
Min. Rear Yard	35 ft. (a, b)
Max. Bldg. Height	40 ft. or 2 stories (c)
Max. Bldg. Coverage	30% of lot area
Max. Impervious Area	70% of lot area (d)
Min. Open Space	25% of lot area (d)

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a. The first 15 feet of the front yard and 5 feet of the side and rear yard shall consist of non-impervious surfaces and shall be landscaped with trees, shrubs and lawns. Provision shall be made for walkways and driveways necessary for the operation.

b. Add 15 feet to the minimum requirements when adjacent to residential property.

c. Any building or other structure, or portion thereof, exceeding a height of thirty feet shall be setback one foot, in addition to the applicable minimum setback requirement, for each foot or fraction thereof by which such building or portion thereof exceeds thirty feet of height.

d. The minimum open space and the maximum impervious area requirements shall be adhered to prior to any increase or alteration of impervious area, floor area and building area square footage.

e. These districts are all within environmentally sensitive areas therefore, in addition to the standard application requirements the applicant shall submit the following information:

l) A soils survey, done by a soils scientist - stamped and signed with a live signature, showing soil types and boundaries including a written description of their classifications.

2) A calculation of predevelopment and post development storm water runoff showing a zero percent increase in volume and rate of runoff. (Effective 6/19/91)

10.2 Light Industrial Districts, MA

10.2.1 Uses Permitted

10.2.l.l. Any use permitted in RS, RM, LB, CA, CF, CC Districts and subject to all provisions of subsection 4.l, 5.l, 6.l, 7.l, and 9.l except that no building or premises shall be used for human habitation other than the dwelling of a proprietor or caretaker or as provided by Section 6.l.l2.

10.2.l.2. The following uses if carried on wholly within a building.

10.2.l.2.l. The manufacture, compounding, processing, packaging or treatment of beverages, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toilet supplies and food or similar products.

10.2.l.2.2. The assembling or treatment of articles from the following previously prepared materials: Bone, cellophane, canvas, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious metals or stores, shell, textiles, tobacco, wood, yarns.

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10.2.l.2.3. Laundries, cleaning and dyeing works and carpet or rug cleaning.

10.2.l.2.4. The manufacture of ceramic products from previously pulverized clay and using kilns fired only by electricity or gas.

10.2.l.2.5. The manufacturing and assembling of sheet metal products, electric signs, billboards, heating and ventilating ducts and similar products provided no noise or vibration noticeable off the premises is created.

10.2.l.2.6. The manufacture of phonographs, toys, sporting goods, musical instruments.

10.2.l.2.7. The manufacture of clocks, watches and precision instruments or tool making.

10.2.l.2.8. The assembling of electrical appliances, instruments, products and devices, including the manufacture of small parts.

10.2.l.2.9. Storage, warehouses, including cold storage.

10.2.l.2.10. Printing, type setting, engraving.

10.2.l.2.11. Any use determined by the Zoning Commission to be similar to the above in character.

10.2.l.2.12. Truck terminals subject to the approval of the Zoning Commission as a Special Case as provided under Section 20 of these regulations. (Effective 5/24/78)

10.2.l.2.13. A nursing home subject to the provisions set forth in 6.l.12.

10.2.l.3. The following uses if carried on wholly within a building and if located not less than l00 feet from a street and 200 feet from the boundary of a Residence District.

10.2.l.3.l. Automobile, boat, or aircraft assembling or manufacture.

10.2.l.3.2. The manufacture of small rubber products provided that no objectionable odors are created noticeable off the premises.

10.2.l.3.3. Machine shop, metal fabricating shop, woodworking shop.

10.2.l.3.4. Foundry casting nonferrous metal causing no fumes or odors noticeable off the premises.

10.2.l.3.5. Other foundry as an accessory use and incidental to a principal plant located on the same lot.

10.2.l.4. The following uses if carried on within an enclosure not less than six feet high consisting of a masonry wall.

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10.2.1.4.1. Public utility buildings, service yards and substations, excluding electric or gas generating plants.

10.2.1.5. In all MA Districts accessory uses normally incidental to the principal use, including garages, storage buildings and power plants causing no objectionable smoke or odors noticeable off the premises. Accessory uses may include employees recreation facilities, clinics, and commissary stores and retail selling products of the person, firm or corporation occupying the premises.

10.2.2 Required lot area, width, yards, coverage, height

Min. lot width:	100 ft.
Min. lot area:	10,000 sq.ft.
Min. lot depth:	100 ft.
Min. front yard on a street 50 ft. wide:	20 ft. (A)**
Min. side yards:	5 ft. one side, 15 ft. other side

Where adjacent to a residential zone 25 ft. on adjacent side must be provided.
Rear yard min: 15% of lot depth or more as required by off-street parking regulations.
Maximum building area: 50% of lot area or less as required by off-street parking regulations. The board of zoning appeals may vary these requirements not to exceed 10% of this requirement when in their opinion the needs may be adequately served.

Maximum height:	Three stories - 60 ft.
Maximum impervious area:	80% (B)
Minimum open space:	20% (B)

***For streets under 50' wide, add 25' to these figures and measure from the center line of existing pavement.

A) The first half of the minimum required front yard shall consist of non-impervious surfaces and shall be landscaped with trees, shrubs, lawns, or suitable ground cover. Provision shall be made for walkways and driveways necessary for operation.

B) The minimum open space and the maximum impervious area requirements shall be adhered to prior to any increase or alteration of impervious area, floor area and building area square footage.

10.2.3 Required maintenance

Required yard space may not be used for material storage or any manufacturing or business purpose. The required front yard and the space between the building and the street or between the required enclosure and the street shall be maintained in such condition as to create no fire, police or health hazard.

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10.2.4 Reclassification of light industrial zones

All those areas of the Town of Stratford legally zoned as light industrial at the time of the adoption of these regulations is hereby included in and declared to be District MA. All uses legally existing in light industrial zones as conforming uses at the time of the adoption of these regulations may be continued as conforming uses at the same locations, but none may be extended excepted in conformity with all the requirements of these regulations for District MA.

10.2.5 Uses prohibited

All other uses are prohibited, including but not limited to the following:

10.2.5.1. Garbage and refuse incineration or the dumping of refuse matter not originating on the premises, except on property owned by and operated for the Town of Stratford, subject to approval by the Zoning Commission as a Special Case in accordance with Section 20 of these Regulations. (Effective - July 15, 1986).

10.2.5.2. Any manufacturing process or treatment, or storage or handling of fuel, material or waste, giving off objectionable noise, dust or vibration or noisome or noxious fumes or odors noticeable off the premises.

10.2.5.3. Any operation creating radio or television interference noticeable off the premises.

10.2.5.4. Dwellings except as permitted by section 10.2.1.1 and section 6.1.12.

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