EXECUTIVE SUMMARY

Commercial Property in a Designated Opportunity Zone for Sale, Ground Lease or Build to Suit Opportunity

350 Lordship Boulevard
Stratford, Connecticut 06615

For Sale at $1,300,000.00, Ground Lease or Build to Suit

- 1.13 acres of cleared & level land strategically located one-half mile off the exit ramp to I-95, Exit 30 (Lordship Boulevard) in a Designated Opportunity Zone.
- 273 linear feet of frontage on Lordship Boulevard and next to Dunkin' Donuts.
- In a Light Industrial (MA) Zone with 50% maximum building coverage and 80% maximum impervious area that permits retail, office, indoor recreation, packaging and assembling, warehousing, laboratory and testing facilities, and others.
- Neighbors include UPS, FedEx Ship Centers, Porter & Chester Institute and Raymour & Flanigan Distribution Center.
- Located at the Coastal Link Bus Stop at Lordship Boulevard and Honeyspot Road. 2.3 miles from the Stratford Metro-North Railroad and 1.8 miles from Sikorsky Memorial Airport.

Broker: Jon Angel
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ANGEL COMMERCIAL, L.L.C.

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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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The Site

Land:	1.13 acres
Real Estate Taxes:	$17,859.40 (2021)
Zoning:	Light Industrial (MA)

Features

Traffic Count:	20,400 Average Daily Volume

Utilities

Water/Sewer:	City/City

Three Mile Demographics

Population:	110,397
Median HH Income:	$41,354

Five Mile Demographics

Population:	233,260
Median HH Income:	$53,677

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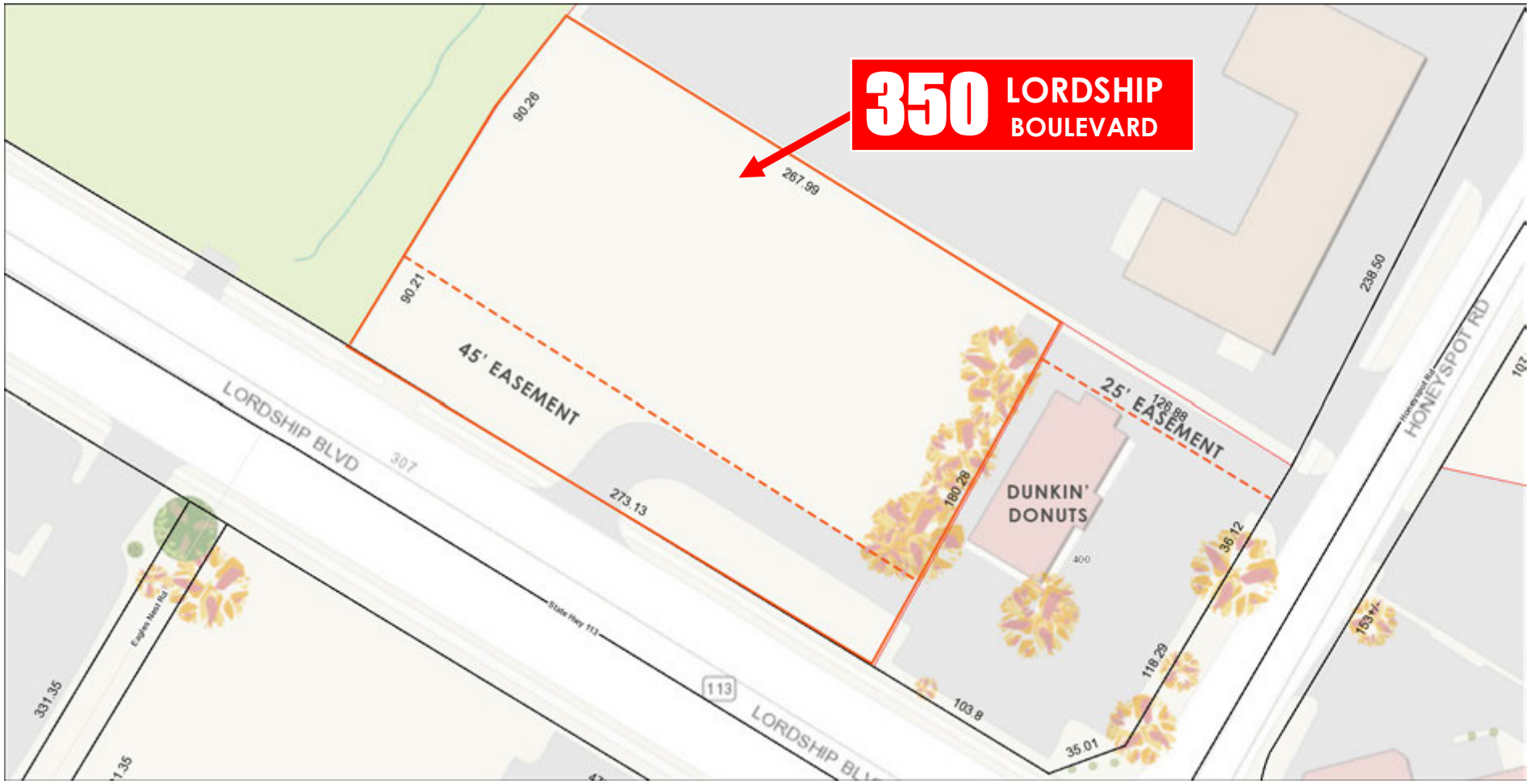
Parcel Map



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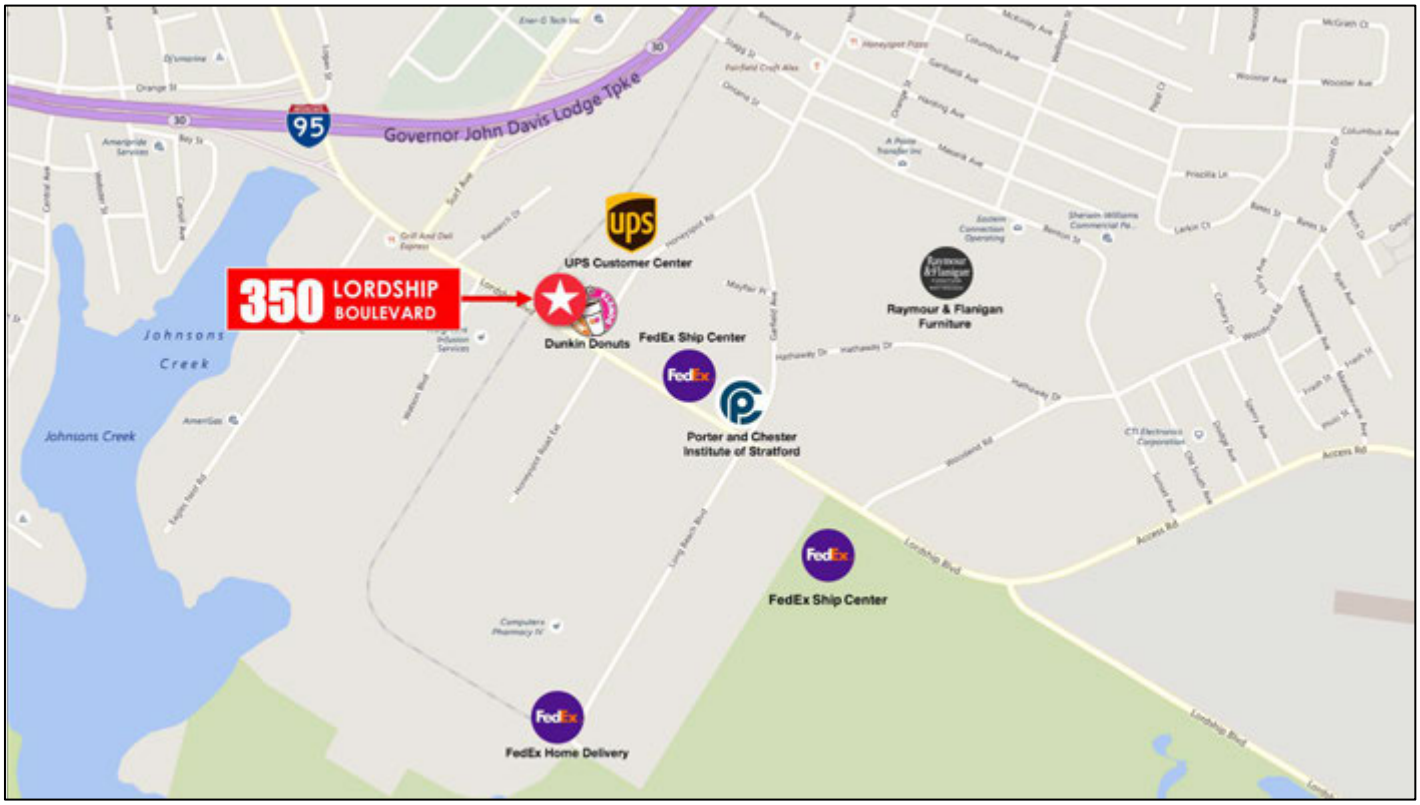

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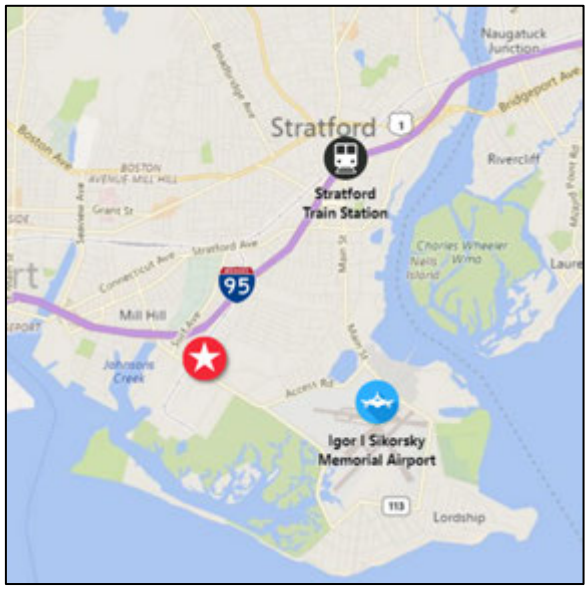

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Light Industrial District (MA)

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

10.2 Light Industrial Districts, MA

10.2.1 Uses Permitted

10.2.1.1. Any use permitted in RS, RM, LB, CA, CF, CC Districts and subject to all provisions of subsection 4.1, 5.1, 6.1, 7.1, and 9.1 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 6.1.12.

10.2.1.2. The following uses if carried on wholly within a building.

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

10.2.1.2.2. 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.

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the town of Stratford's website.

10.2.1.2.3. Laundries, cleaning and dyeing works and carpet or rug cleaning.

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

10.2.1.2.5. 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.

10.2.1.2.6. The manufacture of phonographs, toys, sporting goods, musical instruments.

10.2.1.2.7. The manufacture of clocks, watches and precision instruments or tool making.

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

10.2.1.2.9. Storage, warehouses, including cold storage.

10.2.1.2.10. Printing, type setting, engraving.

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

10.2.1.2.12. 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)

10.2.1.2.13. A nursing home subject to the provisions set forth in 6.1.12.

10.2.1.3. 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.

10.2.1.3.1. Automobile, boat, or aircraft assembling or manufacture.

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

10.2.1.3.3. Machine shop, metal fabricating shop, woodworking shop.

10.2.1.3.4. Foundry casting nonferrous metal causing no fumes or odors noticeable off the premises.

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

10.2.1.4. 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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