

94 Dodge Avenue, Stratford, CT 06615

Commercial Warehouse in a Designated Opportunity Zone for Sale at \$800,000.00



Commercial Warehouse in a Designated Opportunity Zone Available for Sale Located Minutes from I-95 with 4 Van Height Docks and 1 Loading Dock: 7,652 SF one-story free-standing building situated on 0.46 acres in a Light Industrial (MA) Zone. Currently configured with approximately 800 SF of office space and 6,852 SF of warehouse space with a 13' 8" ceiling height. Clear span construction optimizes the full use of available space.

Street to street access from Dodge Avenue and Sperry Avenue. Near Dunkin' Donuts, Family Dollar, and the Connecticut Air and Space Center.

Located off Access Road (next to Sikorsky Memorial Airport) and 1.3 miles to I-95, Exit 30 (Lordship Boulevard/Surf Avenue).

The Site

Space Available:	7,652 SF
Total Building Size:	7,652 SF
Land:	0.46 acres
Real Estate Taxes:	\$17,983.48 (2020)
Zoning:	Light Industrial (MA)
Year Built:	1990
Construction:	Block/Steel Clear Span
Stories:	One
Tenancy:	Single

The Location

Highway:	1.3 miles to I-95, Exit 30
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Features

Parking:	14 Spaces
Ceiling Height:	13' 8" Clear
Loading:	4 Van Height Docks and 1 Loading Dock
Amenities:	Wet Sprinkler System 3 Restrooms

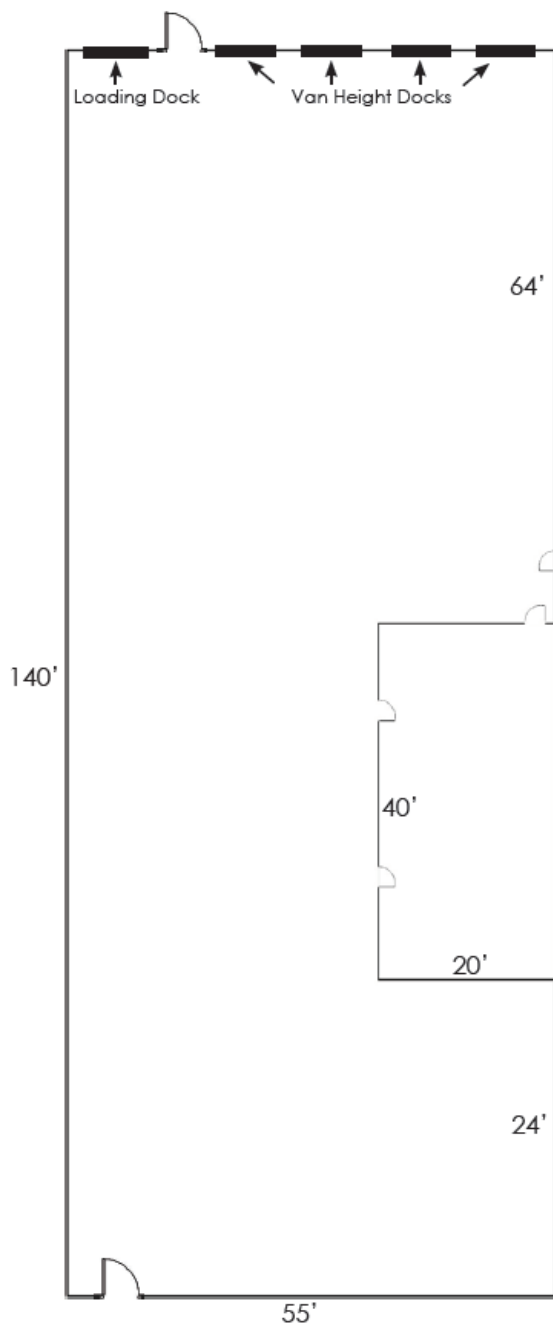
Utilities

Water/Sewer:	City/City
A/C:	Office Space
Heating:	Gas
Power:	200 amps, 120 volts, 4 wire

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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Floor Plan - 7652 SF



NOT TO SCALE

* From Town Field Card

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