

INDUSTRIAL BUILDING FOR LEASE

60 Lupes Drive, Stratford, CT



To arrange a tour contact:
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Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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PROPERTY DETAILS

Building Area: 7,200± SF (1,800 SF of office/showroom)

Land Area: .36 acre

Zoning: MA

Parking: 20± in common

Loading: 1 loading dock and 2 drive in doors

Clear height: 14' clear

Age: 1987±

HVAC: heat/ac split

Heating: Hot air

Gas: Yes Water/ Sewer: City

Insurance: \$11,050.91 (2023)

Lease Price: \$11.25 PSF NNN

Taxes: \$16,220.20 or \$2.25 PSF (2023)

- Free standing industrial building ideal for light manufacturing, warehouse.
- Newly epoxied warehouse floors and new drive in doors.
- Close proximity to I-95.

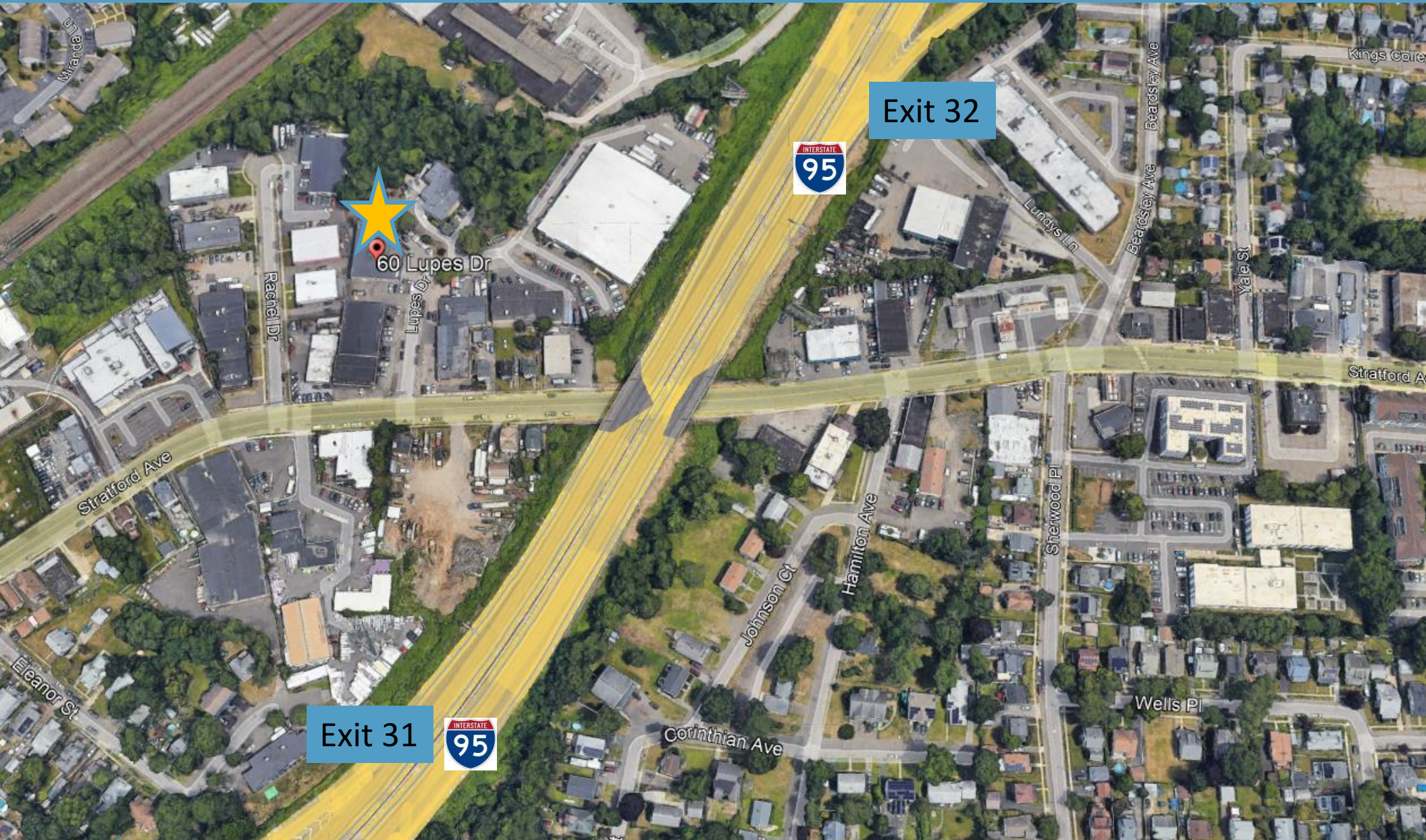


Location: Convenient to exit 31 and 32 of I-95

60 Lupes Drive, Stratford, CT



60 Lupes Drive, Stratford, CT



Exit 31



Exit 32



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