



EXCEPTIONAL FIRST FLOOR FLEX SPACE / WAREHOUSE / DISTRIBUTION / OFFICE

35 NUTMEG DRIVE

TRUMBULL, CT

FOR SUBLEASE | 65,900 RSF



CUSHMAN &
WAKEFIELD

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Property Highlights

- Fully-built and furnished office space
- Ceiling height of entire premises is 18.5' clear
- **Existing office space can be converted to warehouse**
- Storage area by dedicated loading dock of 5,900 SF
- Building owned and managed by R.D. Scinto
- Repaved parking area and new outdoor lighting
- Large flexible floor plate, on-site privately operating Physically Fit gym, abundant parking, building café, outdoor courtyard and shared building conference center

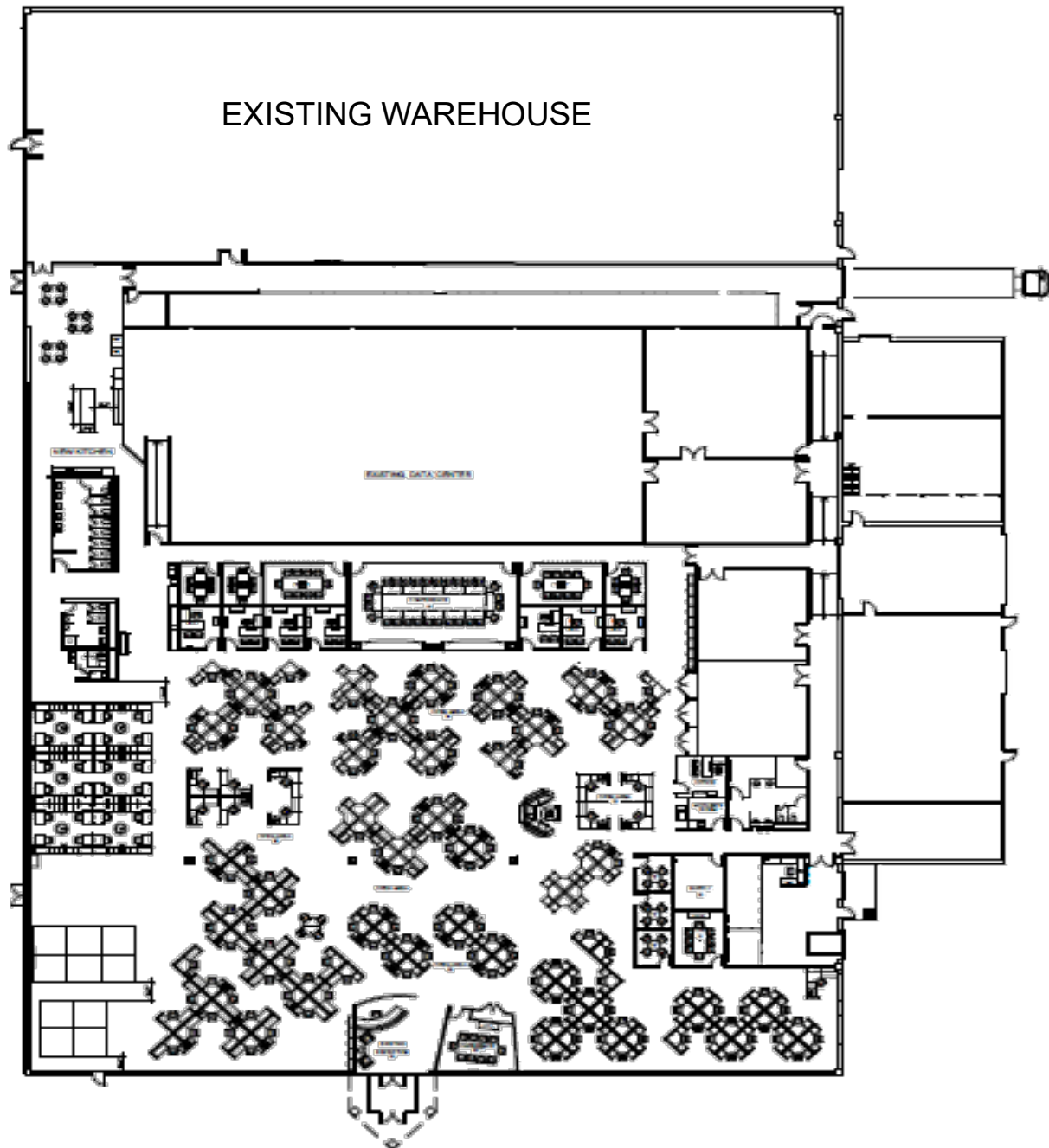


Building Features

Flex/Warehouse/Office Space	44,586 SF (*)
Storage Space	5,900 SF
Existing Warehouse	15,414 SF (*) (available 6/2026)
Rent	Upon Request
Term	Through 9/30/2030
Possession	Immediate
Ceiling Height	18'5" clear height throughout
Parking	4/1,000 SF
Power	1,200-amp service
Loading Dock	Dedicated loading dock

(*) Can be leased independently.

FLOORPLAN



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