

# 125

**ACCESS ROAD**

Stratford, Connecticut



## ~186,018 SF

**Demisable**



**16**  
Dock Doors



**To Suit**  
Office



**~300**  
Parking Spaces



**2**  
drive-in door

## INDUSTRIAL WAREHOUSE AVAILABLE FOR SUBLEASE

LEASE EXPIRATION MAY 2036



# 125 ACCESS ROAD: WHERE LOCATION MEETS INNOVATION

Welcome to 125 Access Road – a cutting-edge ~186,018 SF industrial facility sprawling across 11.42 acres in Stratford, Connecticut. Located less than two miles from I-95, it offers excellent access to major transportation routes. Ideally positioned to serve Manhattan (~65 miles away), New England, and the Bridgeport-Stamford-Norwalk metro area, this site leverages a diverse labor pool to drive business growth and success.

## BUILDING SPECIFICATIONS

<b>Total Building / Availability:</b>	~186,018 SF Ownership open to logical divisions
<b>Lease Expiration:</b>	May 2036
<b>Offices:</b>	To suit
<b>Land Size:</b>	11.42 acres
<b>Built:</b>	1986 / renovated 2013
<b>Construction:</b>	Walls: Masonry and steel Roof: ~140,000 SF (2021), ~46,000 SF (2013) Slab: Concrete
<b>Column Spacing:</b>	Primarily 45' x 50'
<b>Ceiling Height:</b>	~140,000 SF @ 18' clear ~24,000 SF @ 28' clear ~22,000 SF @ 19' clear
<b>Loading:</b>	Sixteen (16) 9' x 10' dock high doors Twelve (12) equipped with levelers Six (6) equipped with locks Two (2) drive-in door
<b>Sprinkler:</b>	Wet system
<b>Lighting:</b>	To suit
<b>Parking:</b>	~300 striped auto spaces with additional capacity
<b>Electric Service:</b>	3,000 amps, 120/208 volts, 3 phase - Avangrid
<b>Utilities:</b>	Natural gas - Avangrid Water & Sewer - Municipal



# SITE PLAN



Frash Pond





# LOCAL ACCESS & CORPORATE NEIGHBORS





## LOCATION OVERVIEW

125 Access Road provides unrivaled access to Manhattan, New England, and the dynamic Bridgeport-Stamford-Norwalk metropolitan area. This strategically situated site offers companies a competitive edge, streamlining operations for those targeting the region's expansive consumer base



### Major Roads and Cities:

I-95 – 1.8 miles	Hartford – 53.5 miles
I-84 – 2.7 miles	Manhattan – 65.0 miles
New Haven – 17.2 miles	Providence – 67.3 miles
I-91 – 33.8 miles	Boston – 153.0 miles



### Airports:

Tweed New Haven Airport – 19.3 miles  
Hartford-Brainard Airport – 50.5 miles  
LaGuardia Airport – 57.7 miles  
John F. Kennedy International Airport – 61.6 miles  
Bradley International Airport – 68.7 miles  
Newark Liberty International Airport – 77.7 miles



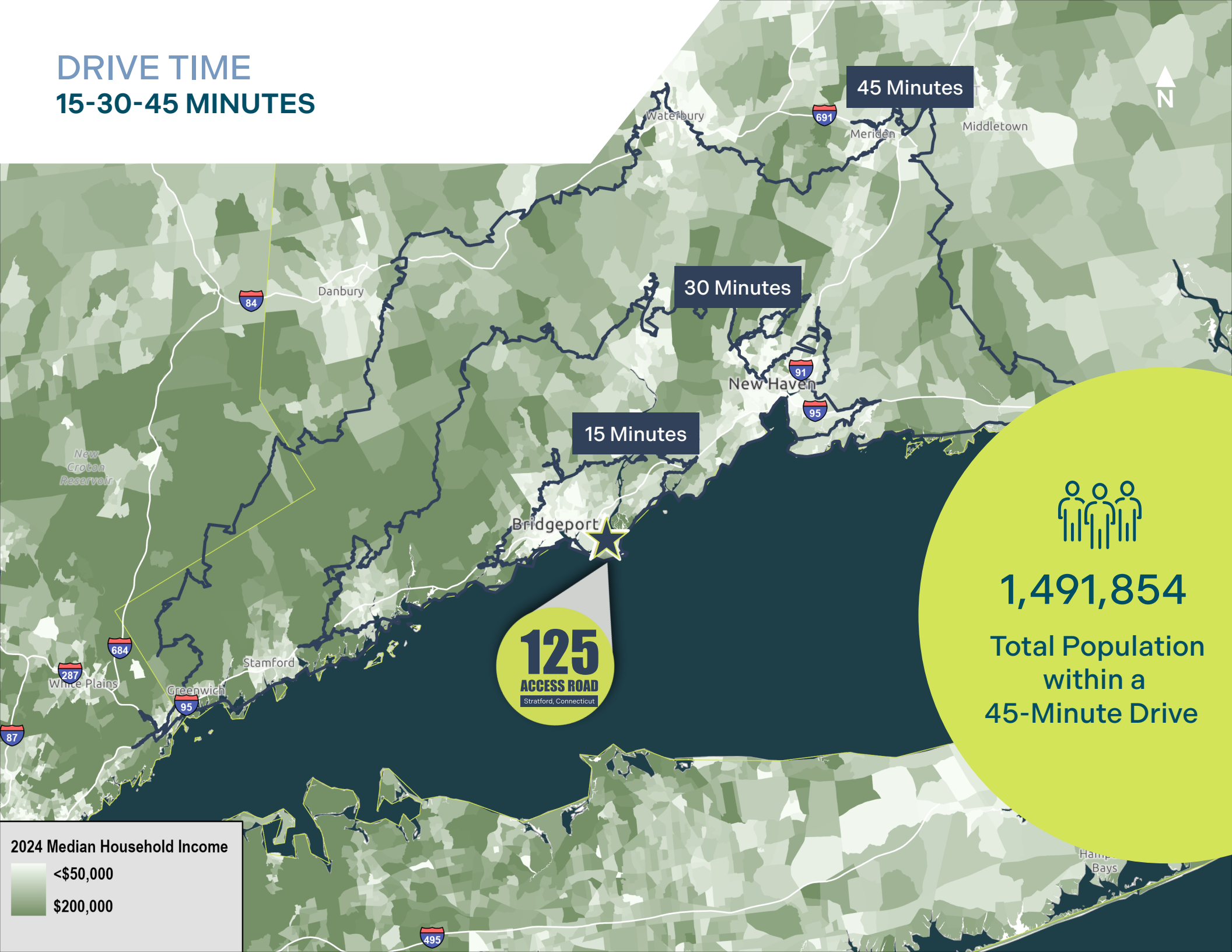
### Ports:

Bridgeport Harbor/Port of Bridgeport – 3.1 miles  
Port of New Haven – 17.9 miles  
Port Newark/Elizabeth – 80.9 miles





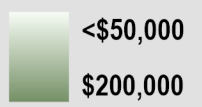
DRIVE TIME  
15-30-45 MINUTES



1,491,854

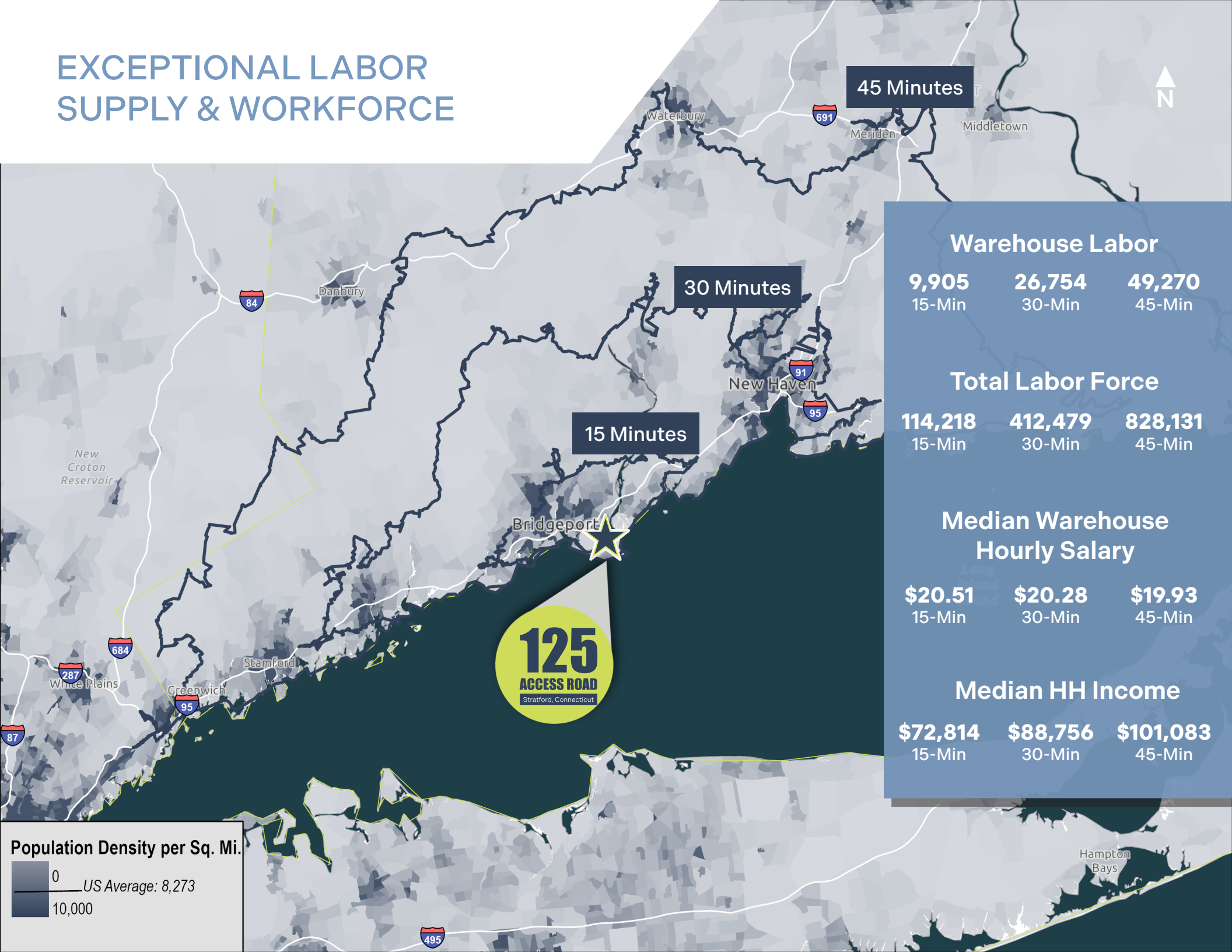
Total Population  
within a  
45-Minute Drive

2024 Median Household Income

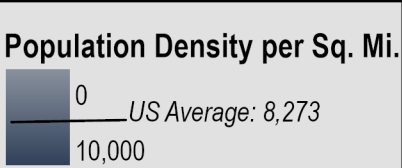




# EXCEPTIONAL LABOR SUPPLY & WORKFORCE



Warehouse Labor			
9,905	26,754	49,270	
15-Min	30-Min	45-Min	
Total Labor Force			
114,218	412,479	828,131	
15-Min	30-Min	45-Min	
Median Warehouse Hourly Salary			
\$20.51	\$20.28	\$19.93	
15-Min	30-Min	45-Min	
Median HH Income			
\$72,814	\$88,756	\$101,083	
15-Min	30-Min	45-Min	







**~186,018 SF**



**FOR MORE INFORMATION, PLEASE CONTACT:**

**James Panczykowski**  
Vice Chairman, Brokerage, Leasing  
[james.panczykowski@jll.com](mailto:james.panczykowski@jll.com)  
+1 551 404 8834

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.