

# 250

LORDSHIP BOULEVARD  
STRATFORD, CT  
06615



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203.335.6600

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**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
Southport, CT 06890  
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

**Jon Angel, President**

jangel@angelcommercial.com

203.335.6600 Ext. 21

# Industrial Land Next to I-95 for Sale at \$8,800,000 Prime Opportunity for Outdoor Vehicle Storage

Angel Commercial, LLC, as the exclusive broker, is offering **9.25 acres** of industrial land at **250 Lordship Boulevard in Stratford, CT**, for sale at **\$8,800,000**. Located adjacent to I-95, this high-traffic property boasts excellent visibility and 450 linear feet of frontage on Lordship Boulevard, making it ideal for outdoor vehicle storage. Positioned within a Designated Opportunity Zone, buyers can benefit from significant capital gains tax incentives.

Next to a new Extra Space Storage facility, this property is zoned for Light Industrial District (MA) use, allowing for a range of industrial and commercial activities. The surrounding area includes several major businesses, such as FedEx Ship Center, UPS, Raymour & Flanigan Distribution Center, Dunkin', and Amazon Delivery Station, adding to the strategic appeal of this location.

The property is conveniently located near public transportation, with the Coastal Link Bus Stop steps away at Lordship Boulevard and Research Drive. Its location half a mile from I-95 (Exit 30) and 1.6 miles from Sikorsky Memorial Airport further enhances its connectivity, making it an ideal site for businesses needing efficient access to major highways and transportation hubs.

## Key Highlights:

- Zoning: Light Industrial District (MA), suitable for a variety of industrial and commercial uses.
- Location: Steps from the Coastal Link Bus Stop at Lordship Blvd & Research Dr.
- Accessibility: Half a mile from I-95 (Exit 30) and 1.6 miles from Sikorsky Memorial Airport.
- High Visibility: 450 linear feet of frontage on Lordship Boulevard, providing excellent exposure.
- Proximity to Major Businesses: Close to FedEx Ship Center, UPS, Amazon Delivery Station, Raymour & Flanigan Distribution Center, and Dunkin'.

This property offers an outstanding opportunity for companies looking to establish or expand operations in a location with strong logistical advantages and a supportive business community. Whether used for outdoor vehicle storage, warehousing, or other light industrial activities, 250 Lordship Boulevard provides the infrastructure and strategic location necessary for long-term success.

## Financial Information

<b>Sale Price:</b>	\$8,800,000
<b>Real Estate Taxes:</b>	\$94,558.84 (2024)
<b>Eligibility:</b>	Designated Opportunity Zone

## The Site

<b>Land:</b>	9.25 Acres
<b>Zoning:</b>	Light Industrial District (MA)

## Location

<b>Traffic Count:</b>	16,700 Average Daily Volume
<b>Commuter Rail:</b>	2.5 Miles to Stratford Train Station
<b>Highway:</b>	0.5 Miles from I-95 (Exit 30)
<b>Airport:</b>	1.6 Miles from Sikorsky Memorial Airport
<b>Bus:</b>	Steps from the Coastal Link Bus Stop at Lordship Blvd & Research Dr

## Utilities

<b>Water/Sewer:</b>	City/City
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<b>Demographics</b>	<b>Three-Miles</b>	<b>Five Miles</b>
<b>Population:</b>	154.8k	280.3k
<b>Median HH Income:</b>	\$62.1	\$73.1



EXIT 30

Lordship Boulevard



# PRIME LOCATION FOR VEHICLE STORAGE



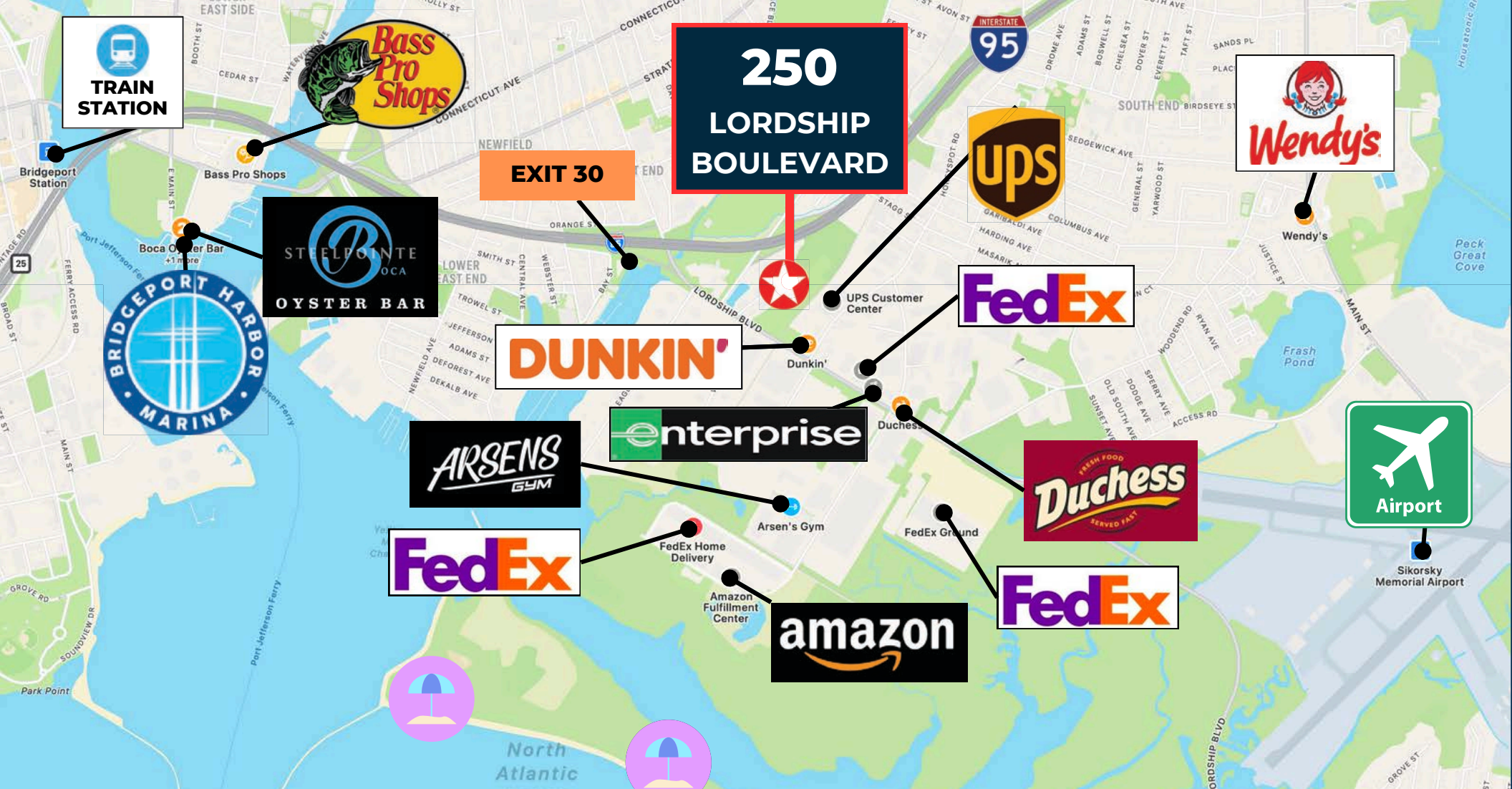
9.25 Acres of Industrial Land



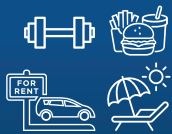
Great Visibility with 422' of Frontage on Lordship Boulevard



In a Designated Opportunity Zone



## CONVENIENT LOCATION WITH NEARBY AMENITIES



Nearby Amenities include Restaurants, Fitness Gym, Car Rental, Retail Shops, and Beaches.



Surrounded by Distribution Companies including FedEx, UPS, and Amazon.



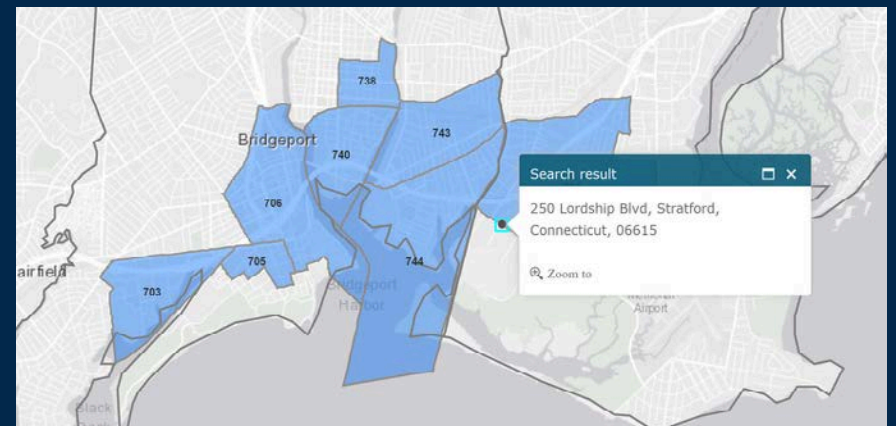
Minutes to I-95, Exit 30, Sikorsky Memorial Airport, and Bridgeport Harbor Marina, and steps to a bus stop.

# Connecticut<sup>®</sup> Opportunity Zones



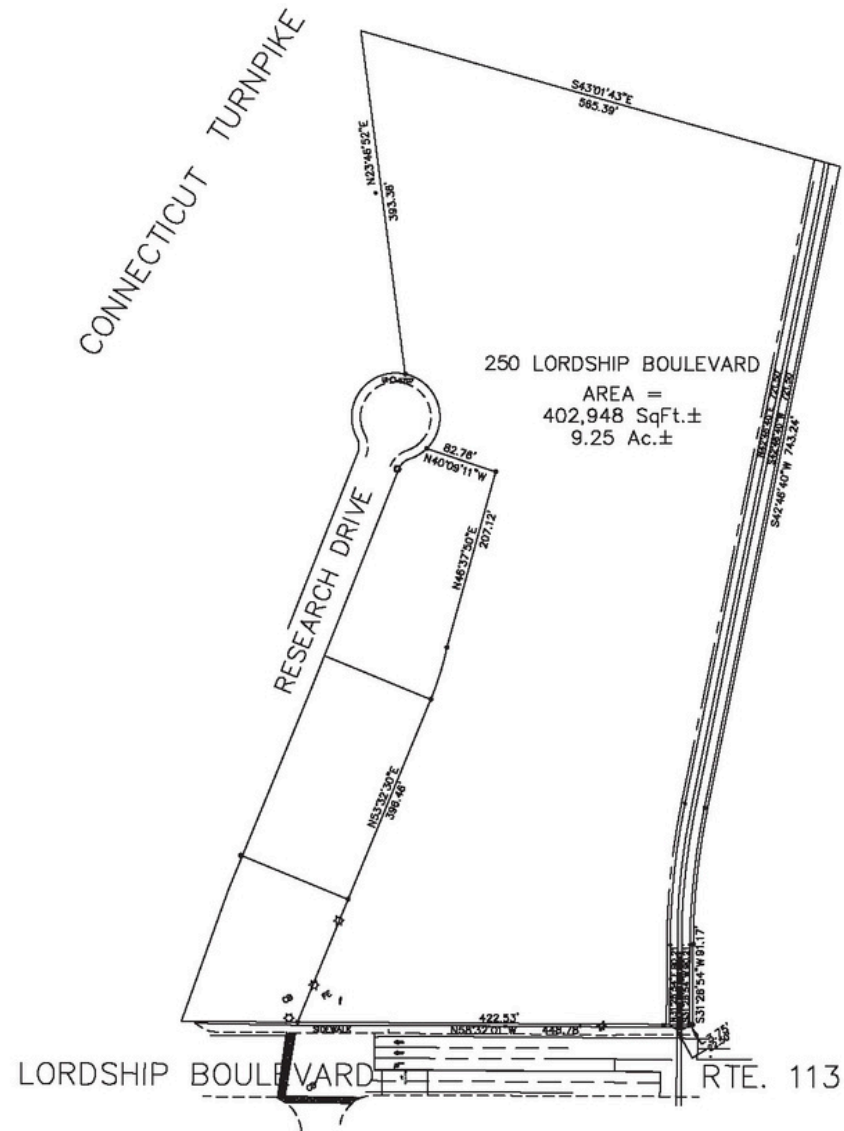
## DESIGNATED OPPORTUNITY ZONE

250 Lordship Boulevard is in a Designated Opportunity Zone where private investments, under certain conditions, may be eligible for capital gain tax incentives. [Click here for more information.](#)



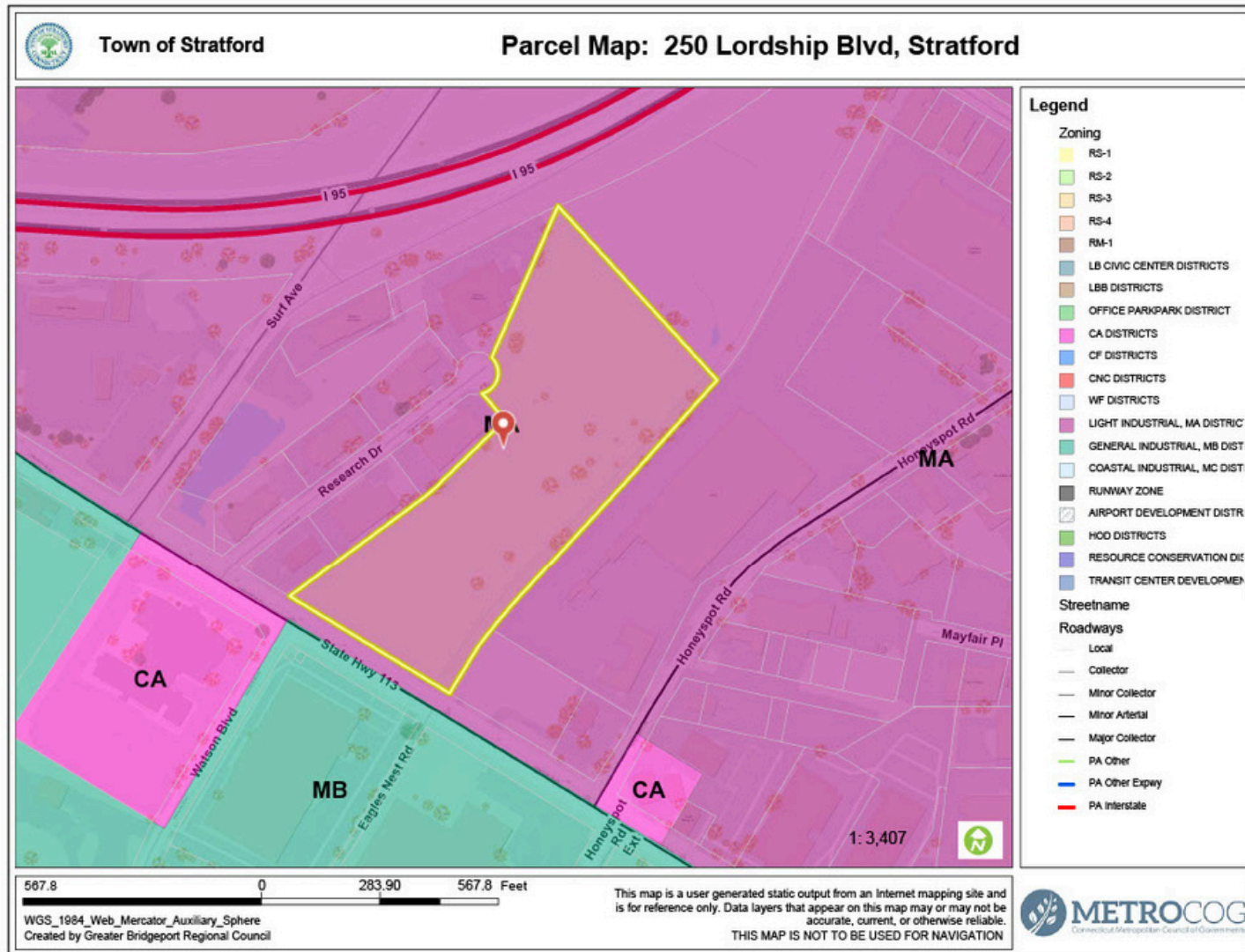
# SITE PLAN

# 9.25 ACRES



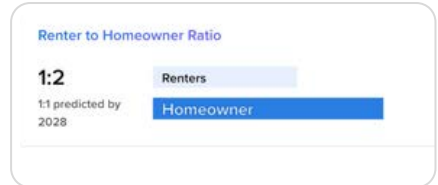
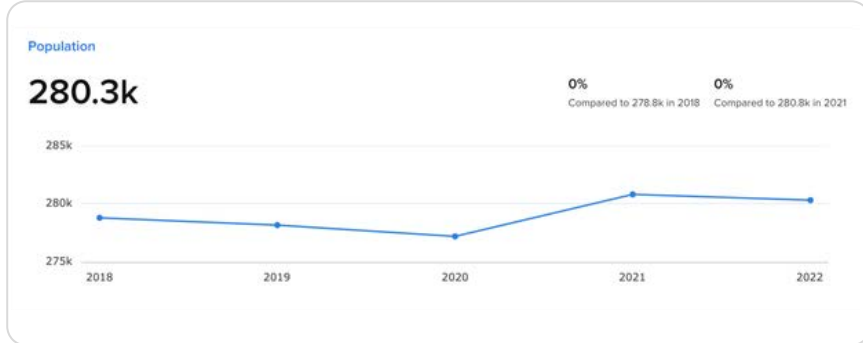
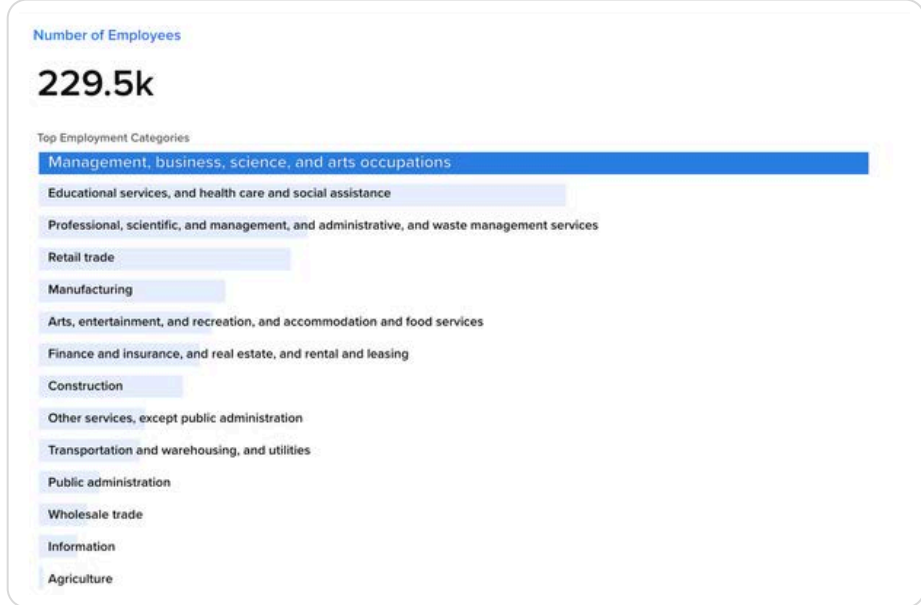
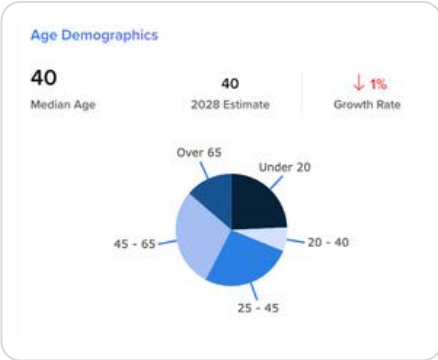
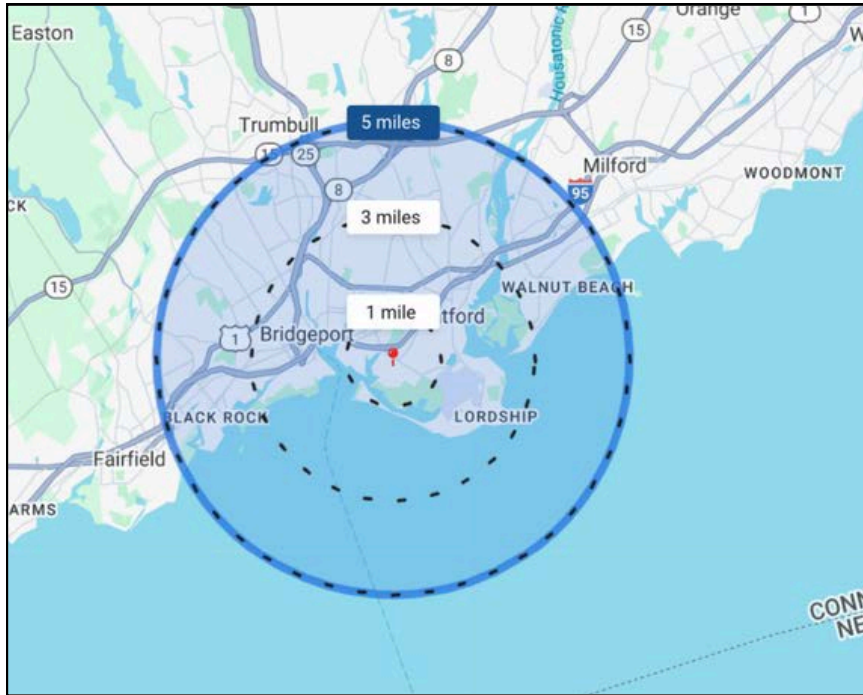
# PARCEL MAP

# LIGHT INDUSTRIAL ZONE (MA)



# DEMOGRAPHICS

## FIVE MILES





## NEXT STEPS

**250** LORDSHIP BOULEVARD  
STRATFORD, CT  
06615



VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



VIEW  
ONLINE LISTING



VIEW TAX BILL



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