

# 350 LONG BEACH BOULEVARD STRATFORD, CT 06615



**ANGEL**   
COMMERCIAL, LLC

2425 Post Road, Suite 303  
Southport, CT 06890  
[angelcommercial.com](http://angelcommercial.com)

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

**Jon Angel, President**

[jangel@angelcommercial.com](mailto:jangel@angelcommercial.com)

203.335.6600 Ext. 21

**PRIME INVESTMENT  
OPPORTUNITY:  
Fully Leased  
Industrial Warehouse  
for Sale at \$9,500,000**



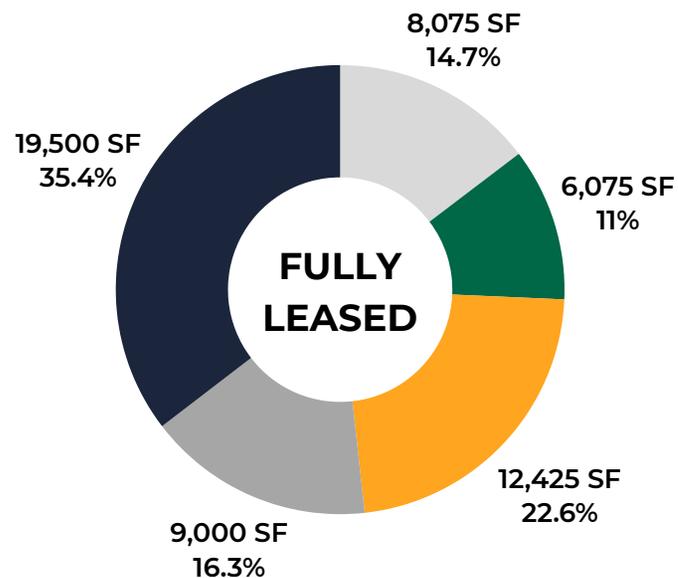
**Angel Commercial, LLC**, acting as the exclusive commercial real estate broker, is pleased to offer a premier investment opportunity: a **fully leased 55,200 SF industrial warehouse** at **350 Long Beach Boulevard in Stratford, Connecticut**. Offered at **\$9,500,000**, this stabilized asset provides a **projected net operating income (over term) of \$569,897**, reflecting a strong **6% capitalization rate**.

The property is **100% leased through November 30, 2036**, to a single credit tenant, **Nuovo Pasta Productions, Ltd.**, on a **NNN basis** that significantly minimizes landlord expense exposure. **Originally designed as a multi-tenanted facility**, the building retains its highly versatile infrastructure, featuring **individual entry points and dedicated loading docks** for each original bay. This unique "flex" history ensures maximum long-term adaptability and future leasing flexibility.

Situated on **4.24 acres** within the prestigious **Stratford Executive Park**, this one-story, fireproof steel building offers low-maintenance ownership. Industrial features include a **24-foot clear ceiling height**, **twelve loading docks**, and **one drive-in door**.

Located in the heart of the Northeast Corridor, 350 Long Beach Boulevard provides unparalleled regional reach. This stabilized asset sits just 1.2 miles from I-95 (Exit 30), offering seamless connectivity to New York City (under 60 miles) and major markets from Boston to Philadelphia. The site features direct regional access to Route 8, Route 25, and the Merritt Parkway, and is located only four miles from the Bridgeport Metro-North station—ensuring efficient distribution to a high-density consumer base.

## PROPERTY DETAILS & FINANCIAL SNAPSHOT



### FINANCIAL INFORMATION

<b>Sale Price:</b>	\$9,500,000
<b>Real Estate Taxes:</b>	\$115,548.48 (2025) - Paid by Tenant
<b>Average Projected NOI (Over Term):</b>	\$569,897
<b>Cap Rate:</b>	6%

### TENANT

<b>Occupancy:</b>	100%
<b>Lease Structure:</b>	NNN
<b>Lease Expiration:</b>	Nov 30, 2036 for All Units

### THE SITE

<b>Total Building Size:</b>	55,200 SF
<b>Land:</b>	4.24 Acres
<b>Zoning:</b>	Light Industrial District (MA)
<b>Year Built:</b>	2001
<b>Construction:</b>	Fireproof Steel
<b>Stories:</b>	One
<b>Tenancy:</b>	Single (Subdividable for up to 5 Tenants)

### FEATURES

<b>Parking:</b>	156 Surface Spaces
<b>Ceiling Height:</b>	24' Clear
<b>Floor Load:</b>	6" Concrete Slab on Grade 400 Lbs/SF
<b>Column Spacing:</b>	44' – 50' Bays
<b>Loading:</b>	12 Loading Docks, 1 Drive-in Door
<b>Amenities:</b>	Full HVAC in Office with Gas-Fired Heat, Fiber Optics & Cable Services, 100% Wet Sprinkler System with Alarm Notification 24/7/365

### UTILITIES

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Partial
<b>Heating:</b>	Gas
<b>Power:</b>	2,000 Amps, 480/277 Volts, 3-Phase



## PREMIER INDUSTRIAL ASSET WITH ABUNDANT PARKING



Located in a 55,200 SF  
Building on 4.24 Acres



Parking and Vehicle  
Storage for 156 Cars



Twelve Loading Docks  
and One Drive-in Door



## MINUTES TO MAJOR THOROUGHFARES & TRANSIT

Destination	Distance	Est. Drive Time
I-95 (Exit 30)	1.2 Miles	3 Minutes
Sikorsky Memorial Airport	1.8 Miles	4 Minutes
Bridgeport Metro-North Station	2.8 Miles	7 Minutes
Stratford Metro-North Station	3.0 Miles	7 Minutes
Route 8 & Route 25	3.5 Miles	7 Minutes
Merritt Parkway (Rt. 15)	7.4 Miles	12 Minutes

## STRATEGIC NORTHEAST HUB

Strategically located in the heart of the Northeast Corridor, **350 Long Beach Boulevard** offers unparalleled regional reach for industrial and logistics operations. From this central point in Stratford, businesses can efficiently serve major metropolitan markets spanning from Boston to Philadelphia, both of which are approximately 155 miles away. Positioned directly along the I-95 corridor, the site provides seamless connectivity to New York City—located less than 60 miles away—as well as vital local thoroughfares like Route 8, Route 25, and the Merritt Parkway. This premier location ensures rapid access to a high-density consumer base and a robust transportation network, solidifying its status as a vital hub for distribution in the Northeast.



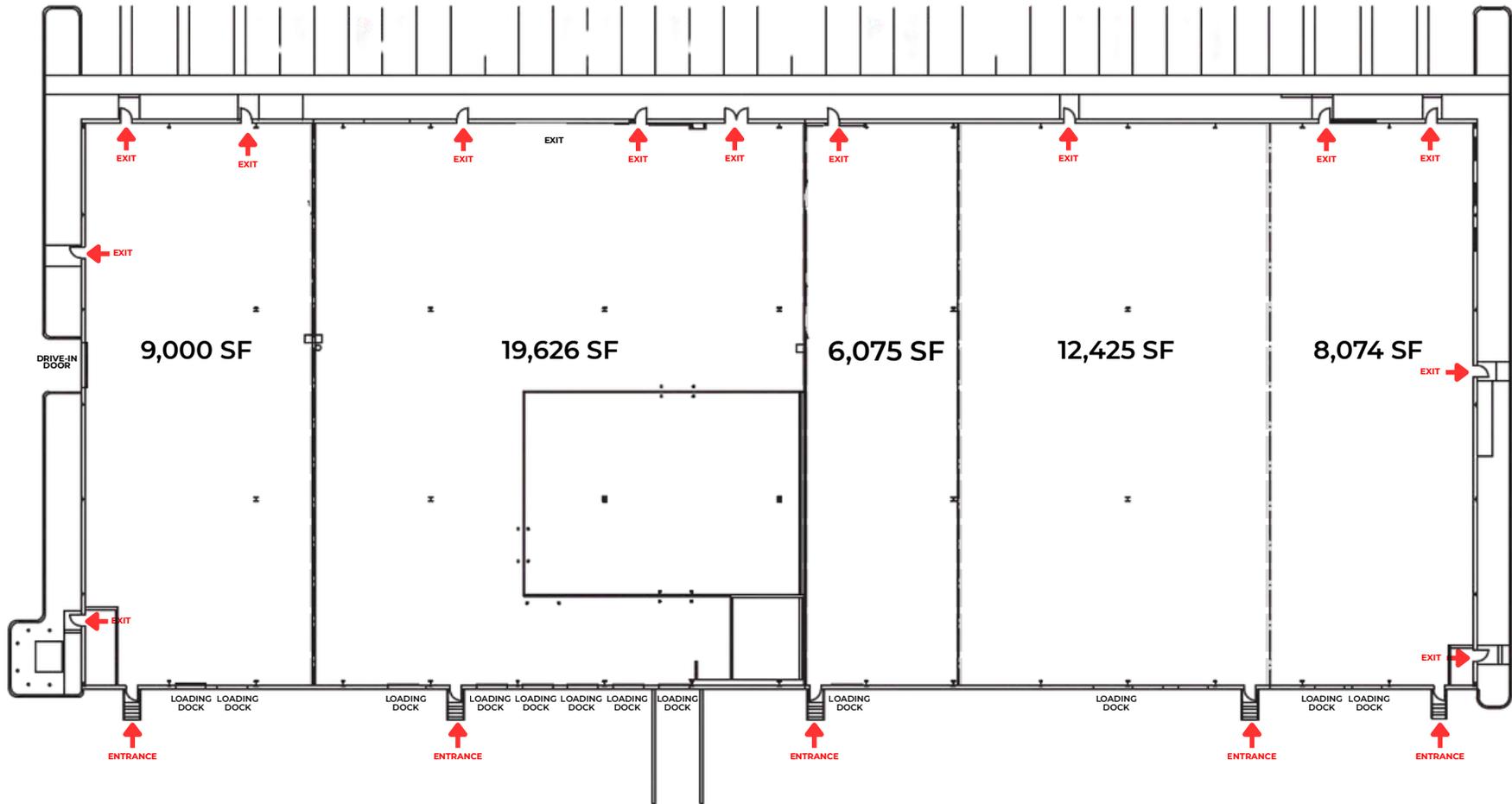




# HIGHLY VERSATILE INFRASTRUCTURE

55,200 SF

Originally designed as a multi-tenanted facility, the building retains its highly versatile infrastructure, featuring individual entry points and dedicated loading docks for each original bay. This unique "flex" history ensures maximum long-term adaptability and future leasing flexibility.



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## ABOUT NUOVO PASTA PRODUCTIONS, LTD.

**Nuovo Pasta Productions, Ltd.**, headquartered in Stratford, Connecticut, has established itself as a reliable and stable tenant at **350 Long Beach Boulevard**. Founded in 1989, the privately-held company has grown into a nationally recognized producer of premium refrigerated pasta and sauces, **employing over 350 individuals** across its facilities in Stratford, CT, and Cleveland, OH.

### Operational Excellence and Industry Recognition

Nuovo Pasta's commitment to quality and innovation has earned it **15 NASFT Sofi awards**, highlighting its excellence in the specialty food industry. The company's product line includes a variety of artisanal pasta and sauces, catering to a broad customer base that spans specialty stores, supermarkets, and warehouse clubs throughout the U.S., Mexico, and the Caribbean.

### Financial Stability and Growth

Demonstrating financial robustness, **Nuovo Pasta secured a \$2 million debt funding round from Connecticut Innovations in December 2023**. This investment underscores the company's solid financial footing and its potential for continued growth in the competitive food manufacturing sector.

### Commitment to Sustainability

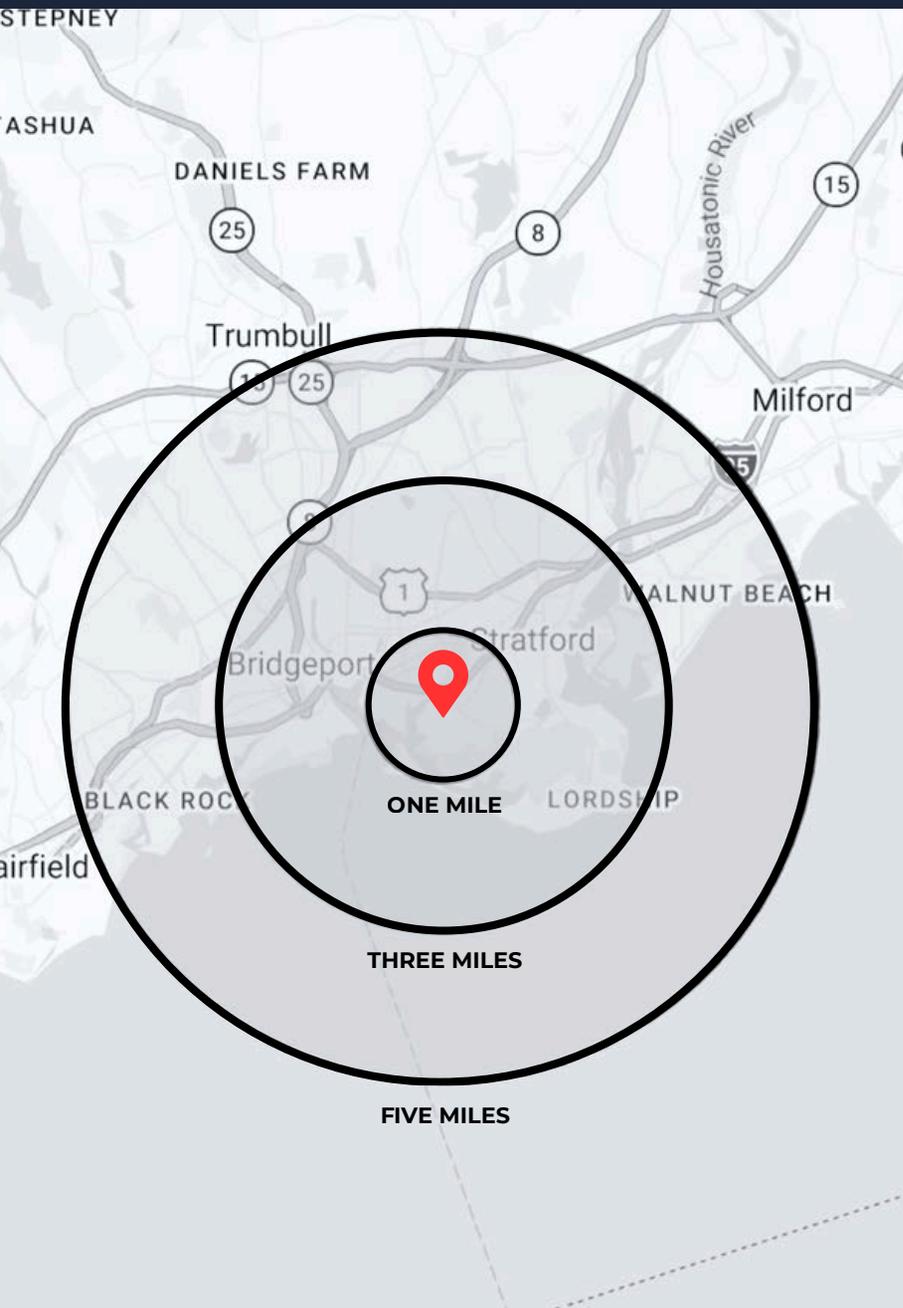
Nuovo Pasta has taken significant steps toward environmental sustainability. Since 2022, the company has utilized packaging trays made from up to 80% post-consumer recycled content, reducing virgin resin usage by approximately 725,400 pounds annually. This initiative reflects the company's dedication to responsible manufacturing practices.

### Strategic Location and Community Engagement

Located in Stratford, CT, Nuovo Pasta benefits from a strategic position between New York and Boston, facilitating efficient distribution. The company's presence contributes to the local economy, providing employment opportunities and engaging in community development.

Nuovo Pasta Productions, Ltd.'s consistent operational performance, financial stability, commitment to sustainability, and strategic location collectively affirm its status as a stable and valuable tenant at 350 Long Beach Boulevard, Stratford, CT.





**Source:** ESRI Business Analyst  
(Key Metrics Based on 1-Mile Radius)

## DEMOGRAPHIC EXECUTIVE SUMMARY

Positioned within one of Stratford's most active commercial and industrial corridors, the **350 Long Beach Boulevard** property is supported by a highly functional, workforce-driven demographic profile. The immediate area features a dense, working-class base with a median household income of \$60,977 and a stable renter-majority population (66.9%). This concentration of blue-collar professionals, combined with massive daytime traffic, ensures a deep, highly accessible local labor pool for a premium industrial and logistics asset.

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>Total Population</b>	4,466	97,691	227,596
<b>Average Household Income</b>	\$79,036	\$86,363	\$111,272
<b>Median Household Income</b>	\$60,977	\$57,630	\$77,031
<b>Total Households</b>	1,578	37,333	87,028

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**Established Labor Pool:** 47.2% of local residents are high school graduates, providing a strong, dependable foundation for logistics, warehouse, and manufacturing roles.
- 
**Industrial Workforce:** A dominant 62.3% of the local workforce is employed in Blue-Collar (36.2%) and Service (26.1%) sectors, significantly outpacing state averages.
- 
**Active Labor Market:** Local unemployment stands at a healthy 4.2%, closely tracking the 4.3% national average and indicating an actively employed population.
- 
**Massive Daytime Density:** The 1-mile radius boasts a daytime population of 8,456—nearly double the residential base—highlighting the area's status as a major daily employment hub.

# NEXT STEPS

**350** LONG BEACH BOULEVARD  
STRATFORD, CT  
06615



VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



SIGN CONFIDENTIALITY  
AGREEMENT



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