

# 350

LONG BEACH BOULEVARD  
STRATFORD, CT  
06615



## 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 offering a prime investment opportunity: a fully leased **55,200 SF** industrial warehouse located at **350 Long Beach Boulevard in Stratford, Connecticut**, for sale at **\$9,500,000**. Based on the rent roll, the **projected net operating income (over term) is \$569,897**, reflecting a **6% capitalization rate**. The building is 100% leased through November 30, 2036, providing stable and predictable cash flow. One tenant, Nuovo Pasta Productions, Ltd. has NNN leases for the entire building, significantly minimizing the landlord's expense exposure.

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

Strategically located just 1.2 miles from I-95 (Exit 30 – CT-113 N/Lordship Boulevard), the property also benefits from close proximity to major transportation hubs, including Igor Sikorsky Memorial Airport (1.8 miles) and the Bridgeport Metro-North train station (2.9 miles). This stabilized industrial asset presents a strong income-producing opportunity in a highly desirable Fairfield County location.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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## 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%

## The Site

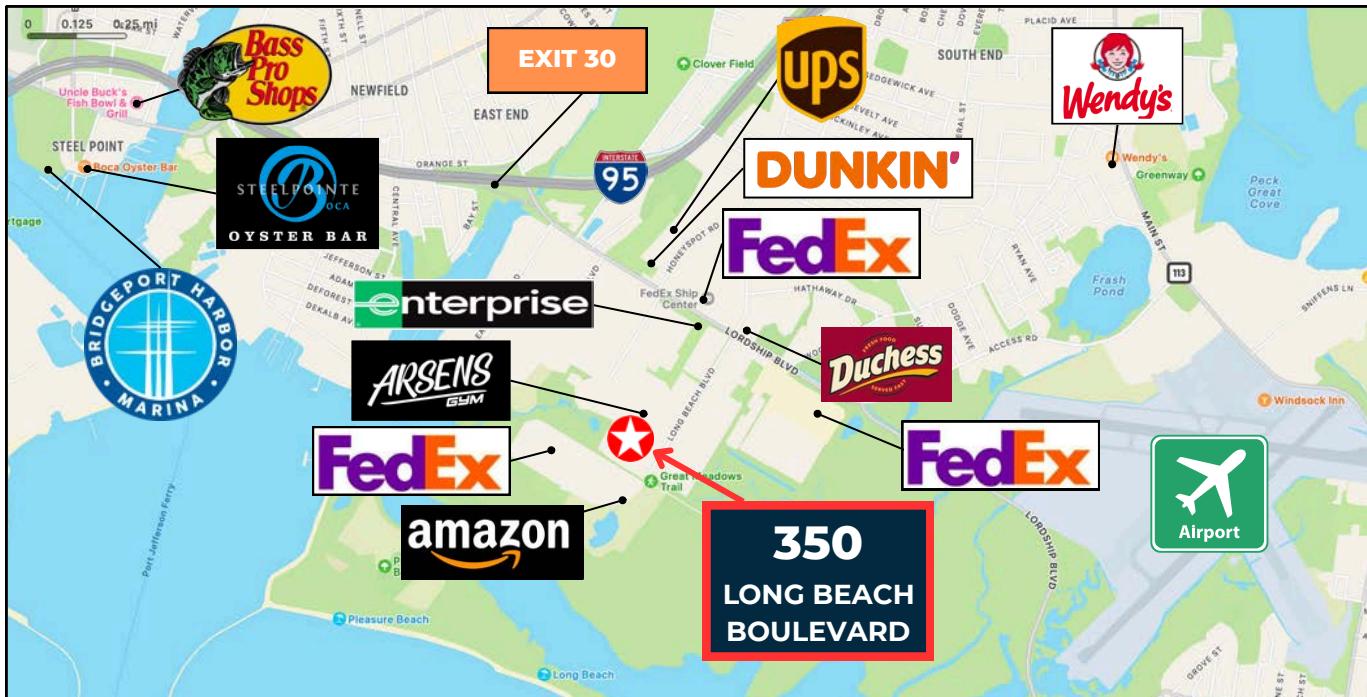
<b>Total Building Size:</b>	55,200 SF
<b>Land:</b>	4.24 Acres
<b>Zoning:</b>	Light Industrial District (MA)
<b>Year Built:</b>	2001
<b>Construction:</b>	Fireproof Steel
<b>Stories:</b>	One
<b>Tenancy:</b>	Single (Designed for 5 Tenants)

## 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

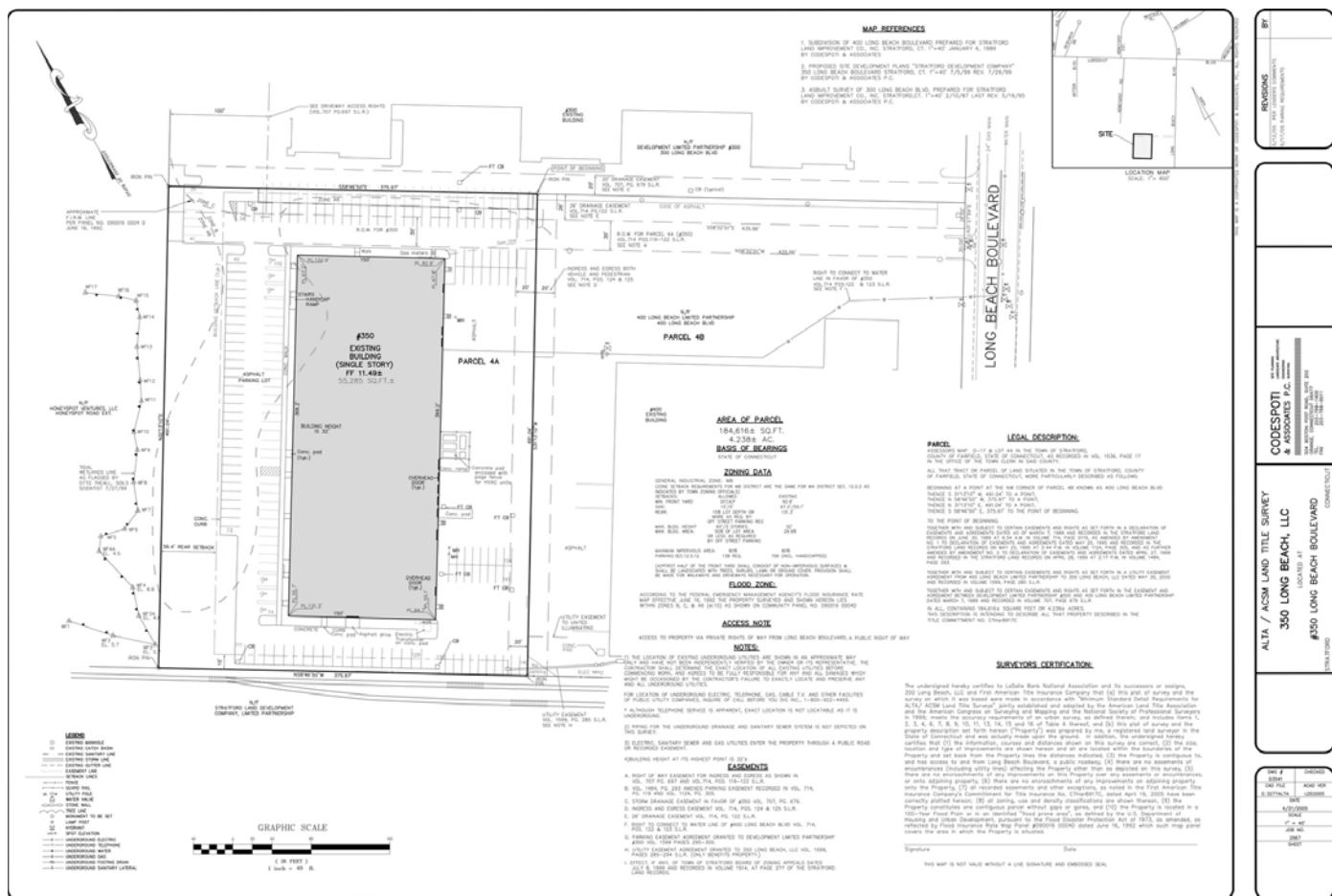
<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Partial
<b>Heating:</b>	Gas
<b>Power:</b>	2,000 Amps, 480/277 Volts, 3-Phase



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## SITE PLAN



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