

# 350 LONG BEACH BOULEVARD STRATFORD, CT 06615



**ANGEL**   
COMMERCIAL, LLC

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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

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# 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.

## 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



## PREMIER INDUSTRIAL HUB WITH ABUNDANT PARKING



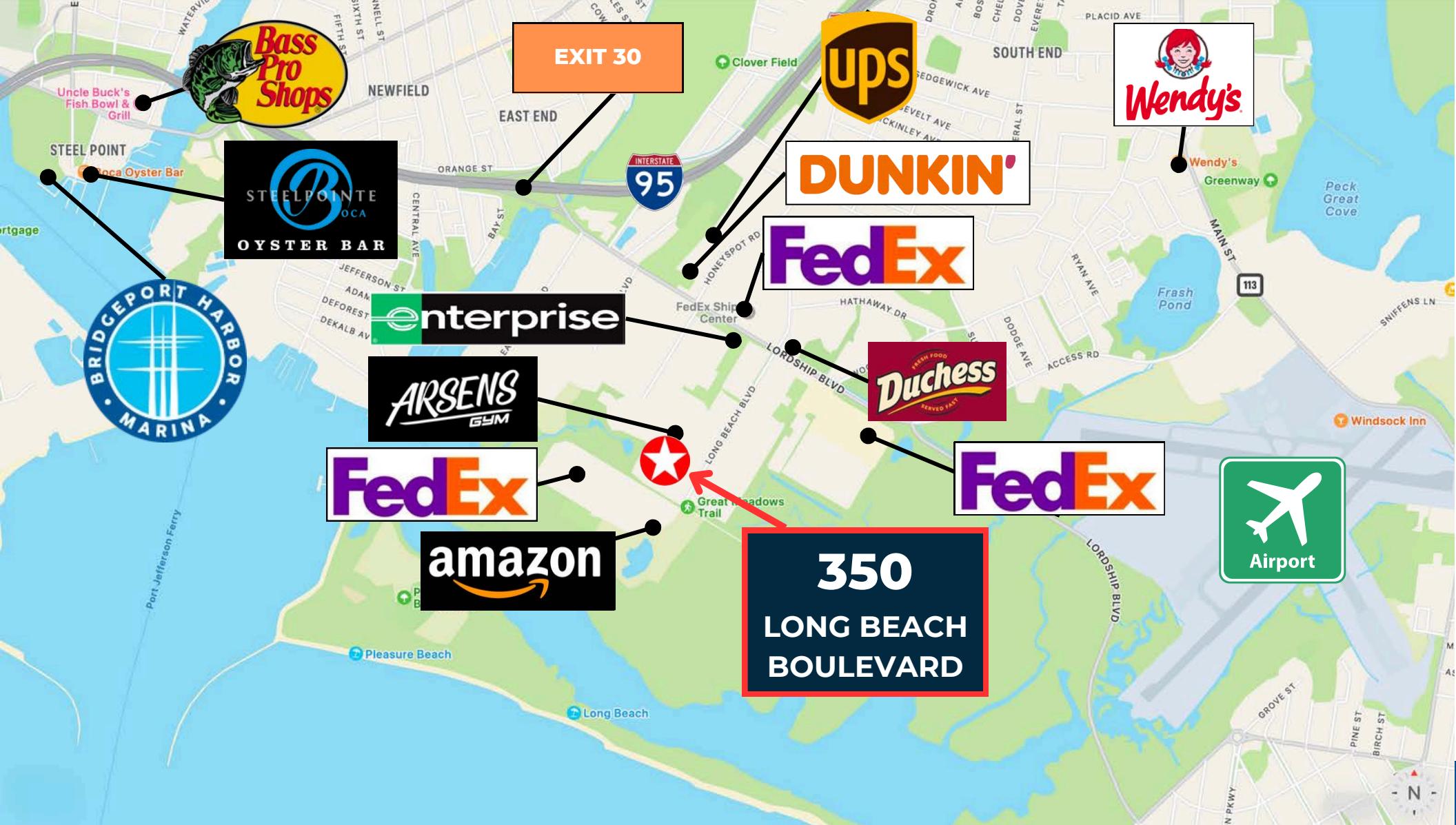
Located in a 55,200 SF  
Building on 4.24 Acres



Parking and Vehicle  
Storage for 156 Cars



Twelve Loading Docks  
and One Drive-in Door



## IDEAL COMMUTER 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.

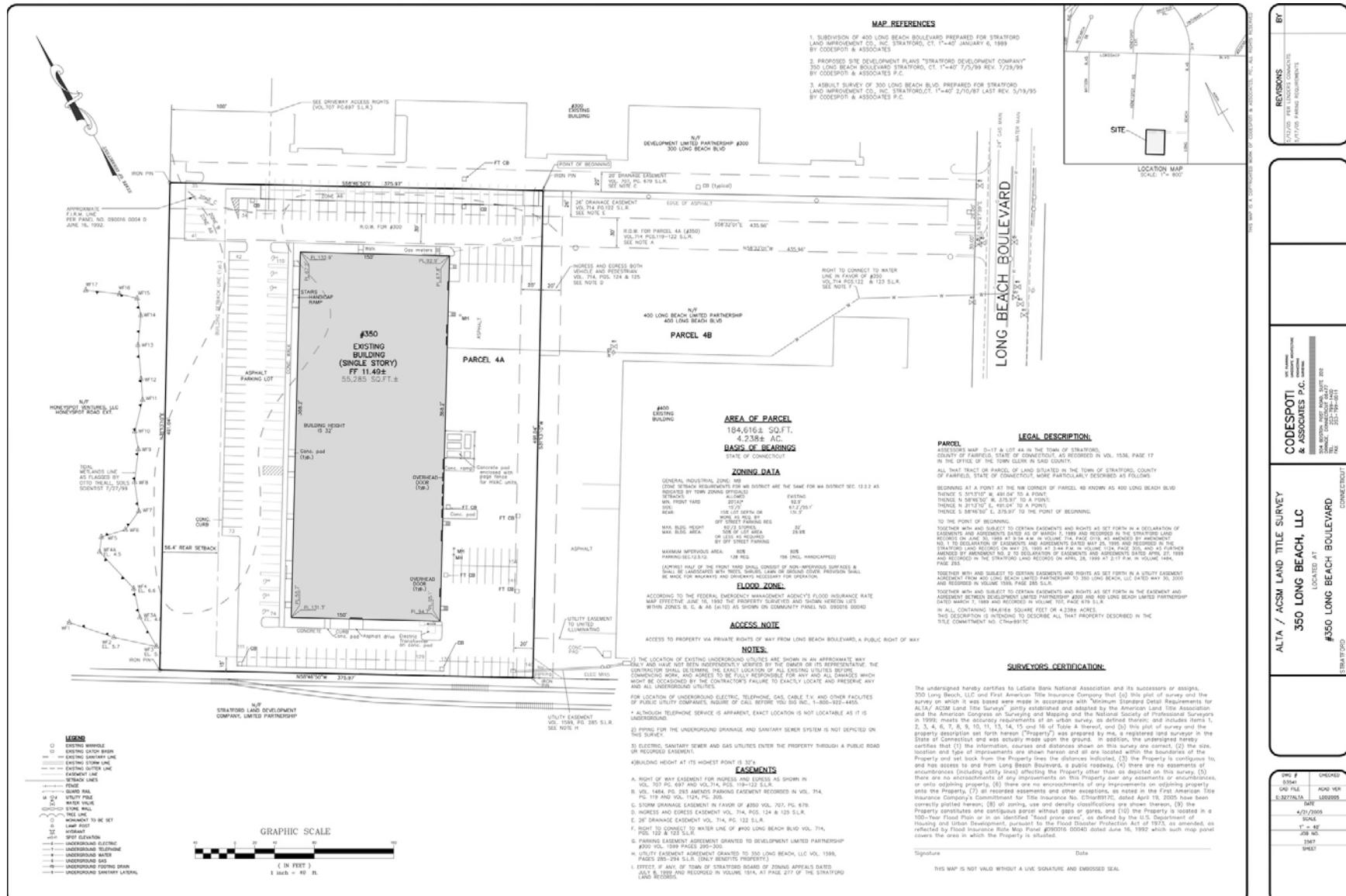


Minutes to I-95, Exit 30, Sikorsky Memorial Airport, and Bridgeport Harbor Marina, and steps to a bus stop.

## CENTRALLY LOCATED



# A2 SURVEY



# 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

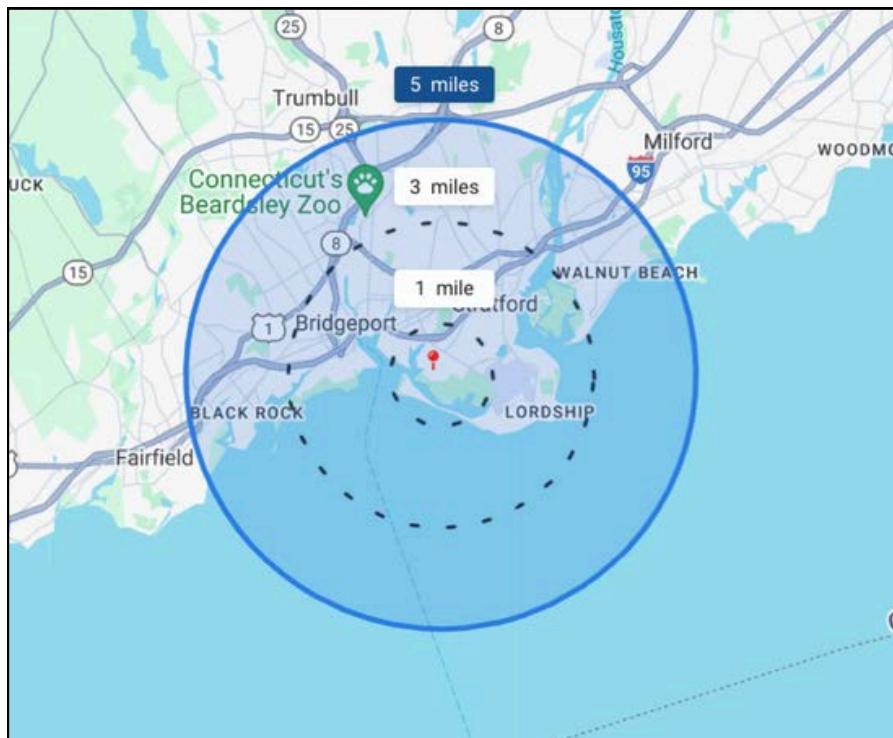
Nuovo Pasta has taken significant steps toward environmental sustainability. Since 2022, the company has utilized packaging trays made from up to 80% post-consumer recycled content, reducing virgin resin usage by approximately 725,400 pounds annually. This initiative reflects the company's dedication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

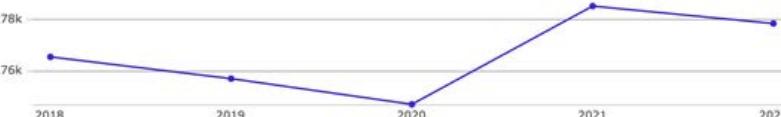
# DEMOGRAPHICS FIVE MILES



## Population

277k

0% Compared to 278k in 2021      0% Compared to 276k in 2018



## Household Income

\$72.6k Median Income      \$82k 2028 Estimate      ↑ 13% Growth Rate



## Age Demographics

40 Median Age      39 2028 Estimate      ↓ -2% Growth Rate



## Housing Occupancy Ratio

12:1  
16.1 predicted by 2028  
Occupied      Vacant

## Renter to Homeowner Ratio

1:2  
1.1 predicted by 2028  
Renter      Homeowner

## Number of Employees

227k

### Top Employment Categories



## 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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