

30 NUTMEG DRIVE
TRUMBULL, CT
06611



Fully Air-Conditioned Warehouse/ Flex Space Adjacent to Route 8 (Exit 7) for Lease at \$9/RSF NNN

Angel Commercial, LLC is pleased to present a **premier leasing opportunity** at **30 Nutmeg Drive, Trumbull, CT, for lease at \$9/RSF NNN**. This versatile **fully air conditioned 5,500 RSF unit** could be used as a **warehouse flex space** or **recreational space** (subject to zoning approval). The unit is within a **86,894 SF commercial flex building**. Located within Trumbull Corporate Park on a **5.09-acre lot** with **abundant parking**.

STRATEGIC REGIONAL CONNECTIVITY

Positioned as a logistical nexus in Fairfield County, 30 Nutmeg Drive offers unparalleled access to the Northeast corridor. Strategically located just **1.5 miles from Route 8**, providing a direct 15-mile connection to the I-84 interchange in Waterbury.

KEY FEATURES & SPECIFICATIONS

- **Flexible Footprint:** 5,500 RSF of efficient, open-concept space with two private offices and a breakroom.
- **Loading Capabilities:** **Two dedicated loading docks each equipped with a leveler.**
- **High Clearance:** **10' 2" under the steel trusses.**
- **Zoning:** Located in the Light Industry 3-Acre (I-L3) Zone, accommodating a wide variety of business uses from light manufacturing to indoor sports facilities.
- **Infrastructure:** Fully equipped with city water/sewer, gas heat, and **central air conditioning**.

LOCATION & LIFESTYLE

Enjoy convenient access to a wide array of local amenities across Trumbull and nearby Bridgeport Avenue in Shelton.

With highway exposure and abundant on-site parking, this is the premier destination for businesses seeking a high-visibility, high-accessibility address.

For more information, please contact **Brett A. Sherman**, Senior Vice President, Angel Commercial, LLC, at **(203) 335-6600, Ext. 22**

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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DETAILS & MAP

FINANCIAL INFORMATION

Lease Rate:	\$9/RSF NNN
CAM Expenses:	\$3.15/RSF (2026)

THE SITE

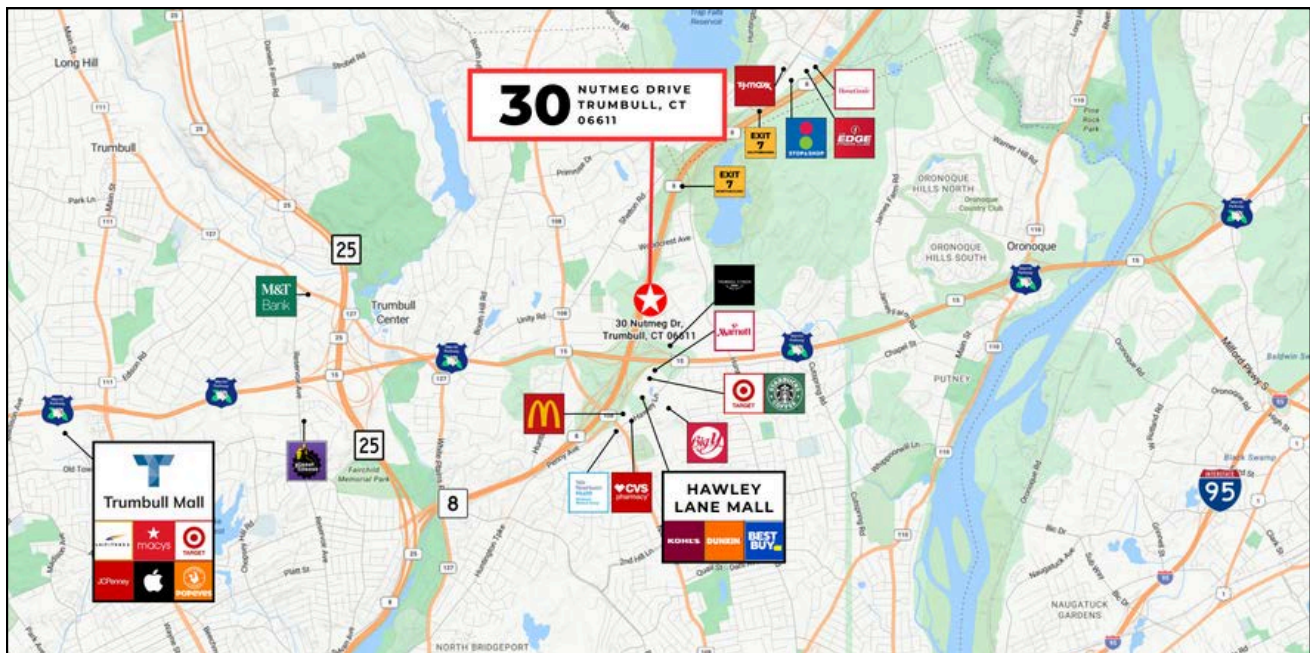
Space Available:	5,500 RSF
Total Building Size:	86,894 RSF
Land:	5.09 Acres
Zoning:	Light Industry 3-Acre (I-L3)
Year Built:	1967
Construction:	Concrete / Stone Masonry
Stories:	One
Tenancy:	Multiple

FEATURES

Parking:	Abundant
Ceiling Height:	10' 2" Under the Steel Trusses
Column Spacing:	19' 4" x 28' 10"
Loading:	Two Loading Docks Each with a Leveler
Amenities:	Street Signage, Shared Restroom

UTILITIES

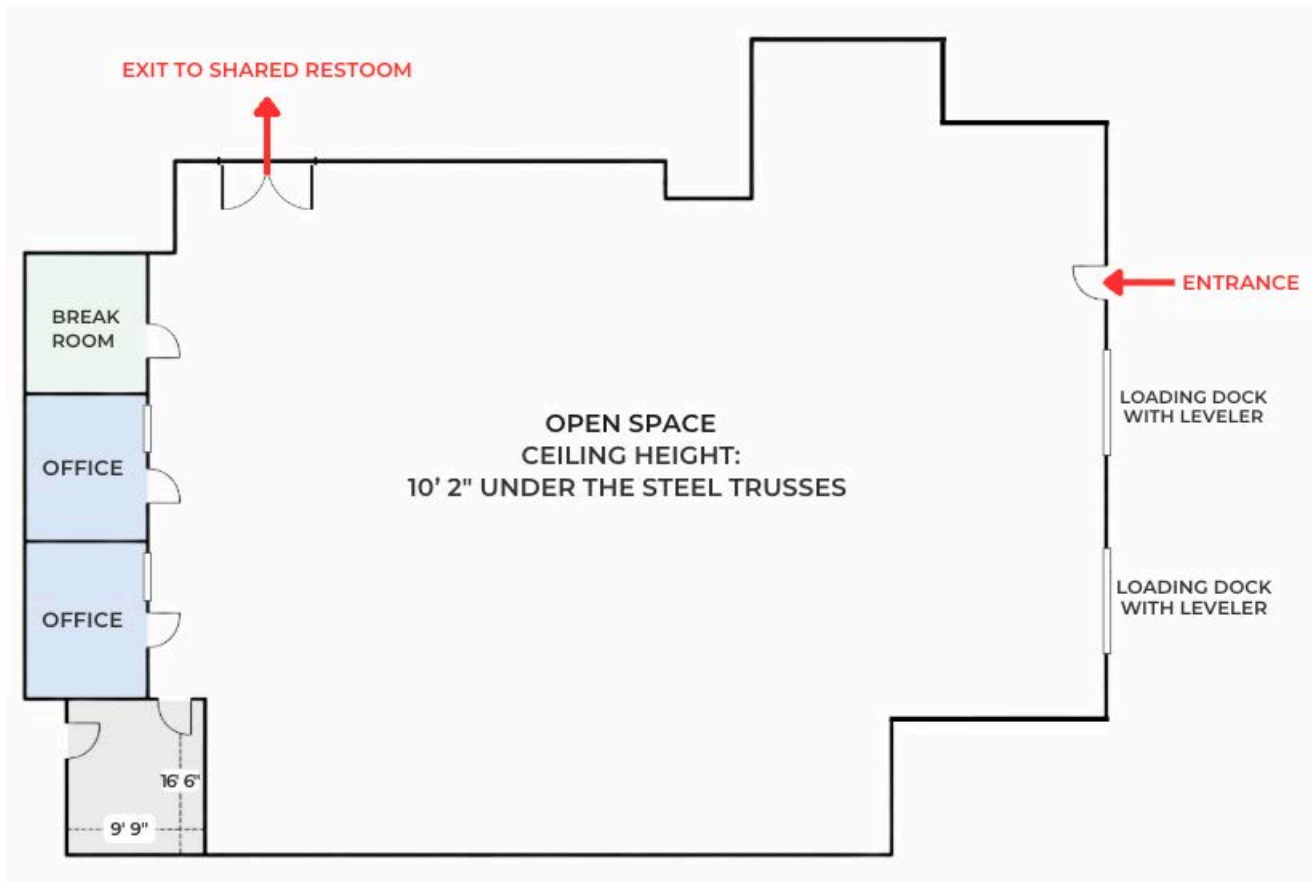
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	TBD



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FLOOR PLAN: 5,500 RSF



NOT TO SCALE

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