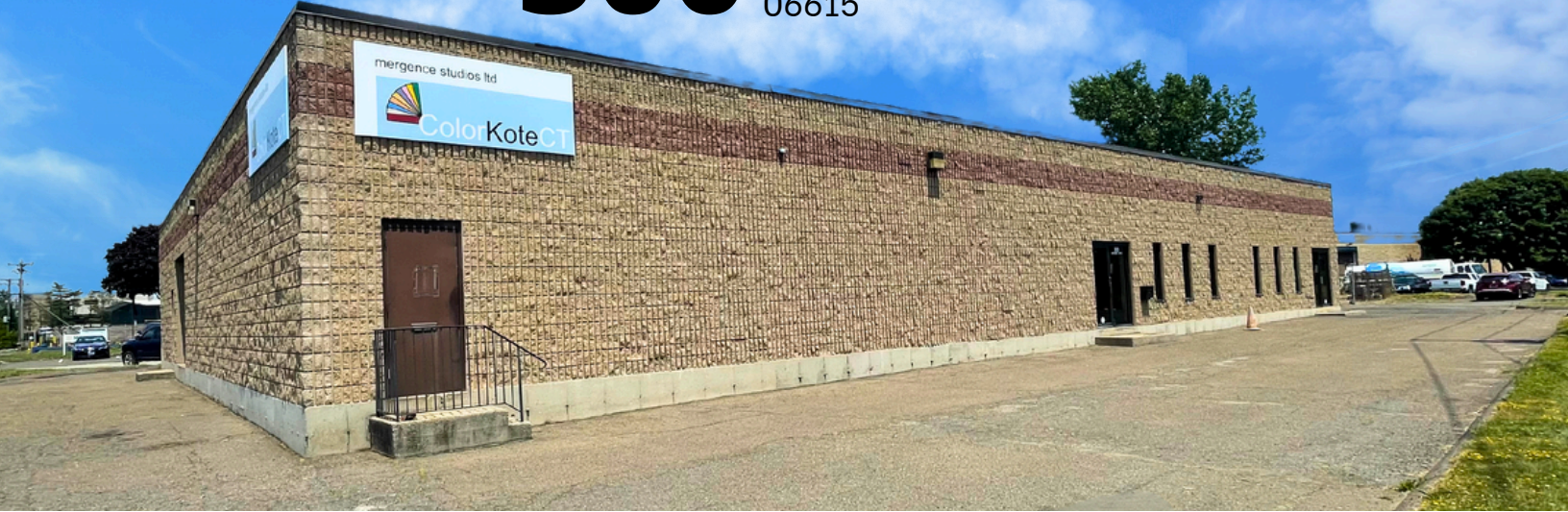


300 HATHAWAY DRIVE
STRATFORD, CT
06615



Industrial Property, Minutes to I-95, for Lease at \$10/SF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 12,600 SF well-maintained industrial building on 0.54 acres at **300 Hathaway Drive in Stratford, CT**, for lease at \$10/SF NNN. Situated on the corner of Garfield Avenue and Hathaway Drive, within a Light Industrial (MA) Zone, the property is ideal for light manufacturing and distribution.

The one-story building features 1,488 SF of air-conditioned office space, a 12.75' clear ceiling height, a drive-in door, a loading dock with a leveler, a UPS height dock, men's and women's restrooms, a True View Lighting System, and a 600-amp, 3-phase electrical service, further enhanced by additional sub-breakers installed by the current tenant to support manufacturing equipment.

Strategically located just minutes from I-95, the property is ideally located with access to a skilled labor pool. Its proximity to major transportation hubs, including the nearby Sikorsky Memorial Airport for private and charter plane service and the Bridgeport Harbor Marina, ensures a wide range of shipping options for potential occupants.

Additionally, the property is in close proximity to distribution companies including FedEx, UPS, and Amazon, and is close to a new self-storage facility currently under construction. Nearby amenities include restaurants, fitness gyms, car rentals, retail shops, and beaches.

300 Hathaway Drive is less than one mile from I-95 (Exit 30), providing convenient access for transportation of goods. The property is steps from a Greater Bridgeport Transit Bus Stop at Garfield Avenue and Lordship Boulevard, offering further connectivity.

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.

300 HATHAWAY DRIVE STRATFORD, CT 06615

Financial Information

Lease Rate:	\$10/SF NNN
Real Estate Taxes:	\$24,813.86 (2024)

The Site

Space Available:	12,600 SF
Building Type:	Industrial
Total Building Size:	12,600 SF
Total Land:	0.54 acres
Zoning:	Light Industrial (MA)
Year Built:	1986
Construction:	Concrete
Stories:	One
Tenancy:	Single

Features

Parking:	20 Spaces
Ceiling Height:	12.75' Clear
Loading:	<ul style="list-style-type: none"> • 12' H x 13' W Drive-in Door • 8' H x 8' W Loading Dock with Leveler • 10' H x 10' W UPS Height Dock
Amenities:	True View Lighting System, Men's & Women's Restrooms, Fenced Area, Building Signage

Utilities

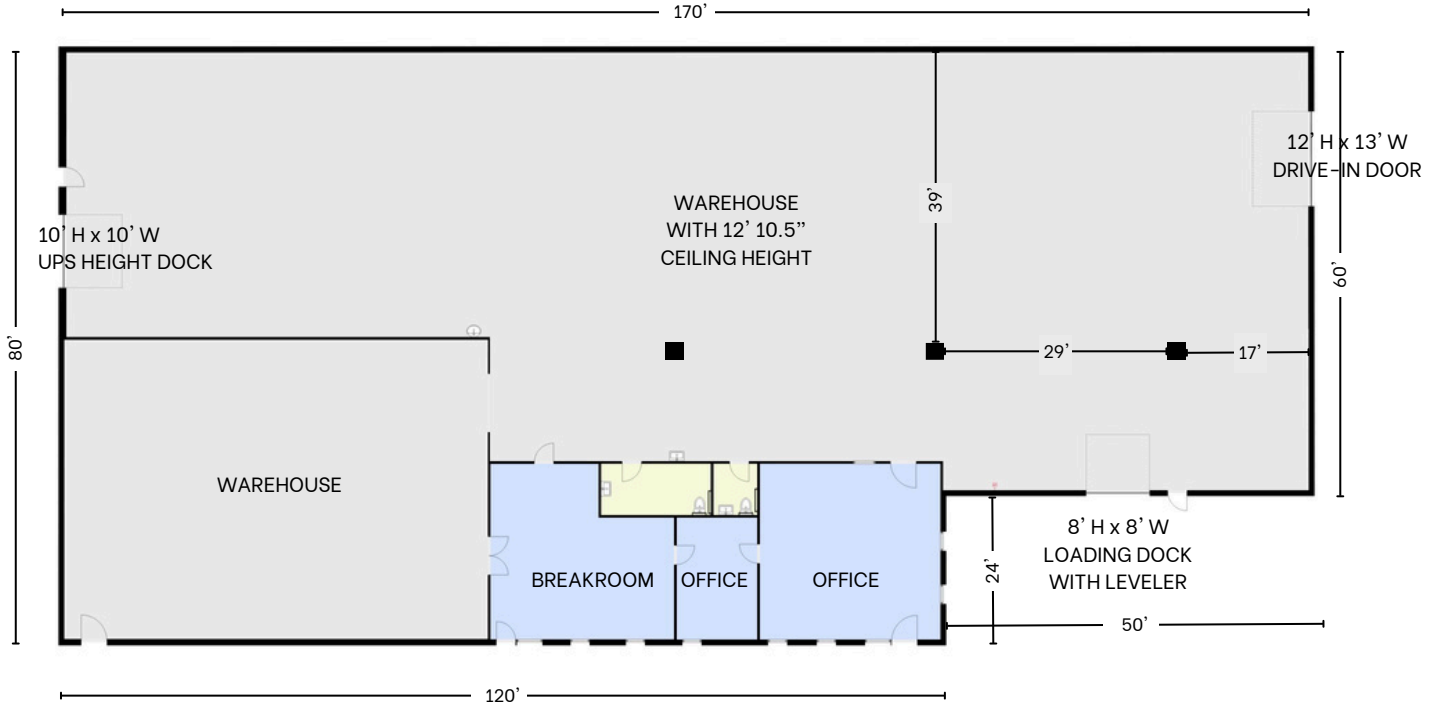
Water/Sewer:	City/City
A/C:	Central A/C (Office Only)
Heating:	Gas
Power:	600 Amps, 3-Phase



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Floor Plan: 12,600 SF



NOT TO SCALE - MEASUREMENTS ARE APPROXIMATE

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