

# **“Nice Space but the Ceiling is Too Low”**

**35 Soundview Ave, Stratford**



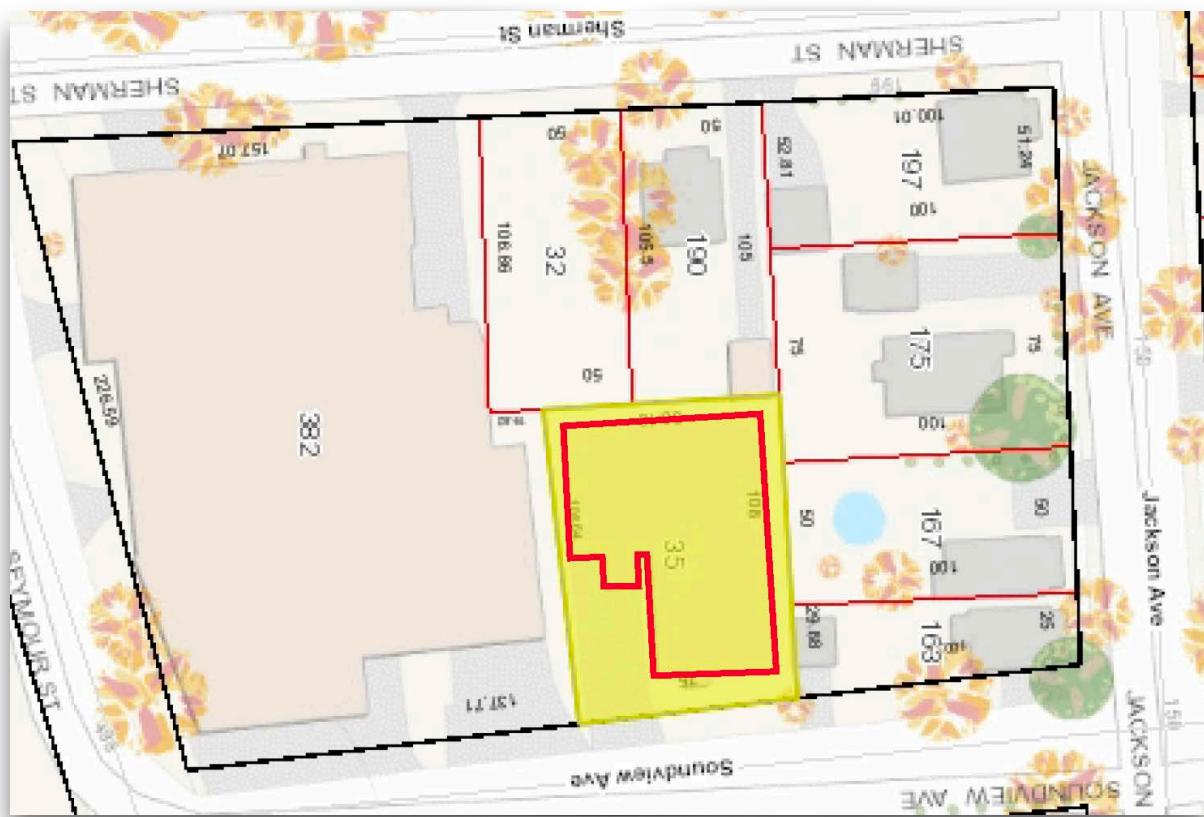
It's a comment we've heard many times from prospective tenants of this 4,938 SF brick building: **“Nice Space but the Ceiling is Too Low.”** The shop ceiling height currently ranges from 8' to 9' but the owner is now willing to **raise the roof** to create an interior ceiling height of 12'. Features include city sewer & water, a new roof with 40-year warranty, new energy efficient windows, gas warm-air heat, 200 Amp/3 Phase electric, a loading dock with 2 overhead doors, skylights, 2 lavatories, a 576 SF air conditioned office, a new asphalt driveway, sprinklers and concrete & wood floors. Industrial Zone. Small lot. Environmentally clean. Close to I-95. Taxes as of July 1, 2025 = \$10,805.76.

**\$8.50 PSF/NNN ‘as is’ keeping the 8'- 9' ceiling height or  
\$11.00 PSF/NNN with roof raised creating a 12' interior ceiling height**

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**Fischer™ commercial real estate**

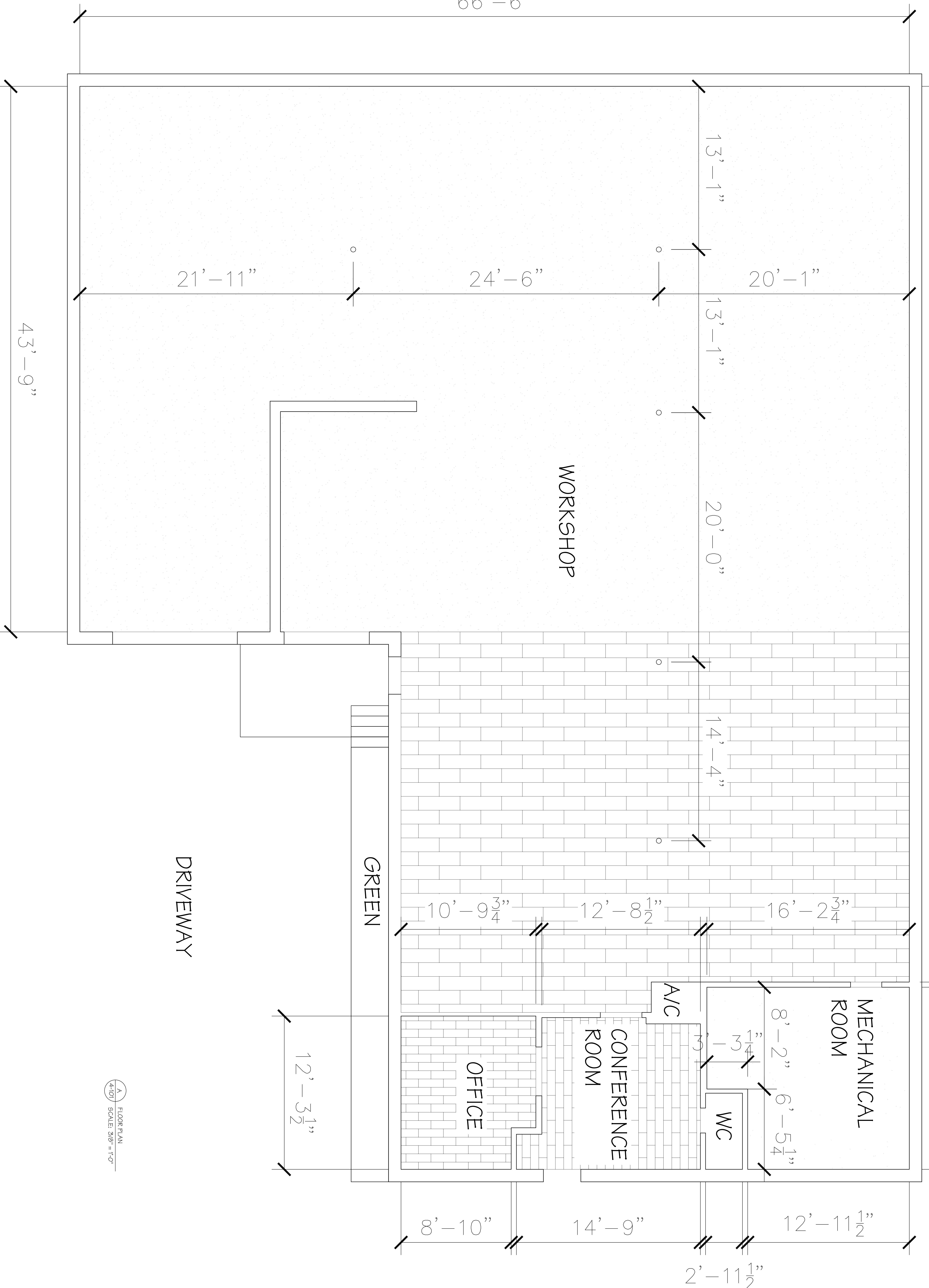
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71'-10"

14'-7 1/4"

66'-6"



4-101  
FLOOR PLAN  
SCALE: 3/8" = 1'-0"

