

250 LORDSHIP BOULEVARD STRATFORD, CT 06615



Industrial Land Next to I-95 for Sale at \$8,800,000 Prime Opportunity for Outdoor Vehicle Storage

Angel Commercial, LLC, as the exclusive broker, is offering **9.25 acres** of industrial land at **250 Lordship Boulevard in Stratford, CT**, for sale at **\$8,800,000**. Located adjacent to I-95, this high-traffic property boasts excellent visibility and 450 linear feet of frontage on Lordship Boulevard, making it ideal for outdoor vehicle storage. Positioned within a Designated Opportunity Zone, buyers can benefit from significant capital gains tax incentives.

Next to a new Extra Space Storage facility, this property is zoned for Light Industrial District (MA) use, allowing for a range of industrial and commercial activities. The surrounding area includes several major businesses, such as FedEx Ship Center, UPS, Raymour & Flanigan Distribution Center, Dunkin', and Amazon Delivery Station, adding to the strategic appeal of this location.

The property is conveniently located near public transportation, with the Coastal Link Bus Stop steps away at Lordship Boulevard and Research Drive. Its location half a mile from I-95 (Exit 30) and 1.6 miles from Sikorsky Memorial Airport further enhances its connectivity, making it an ideal site for businesses needing efficient access to major highways and transportation hubs.

Key Highlights:

- Zoning: Light Industrial District (MA), suitable for a variety of industrial and commercial uses.
- Location: Steps from the Coastal Link Bus Stop at Lordship Blvd & Research Dr.
- Accessibility: Half a mile from I-95 (Exit 30) and 1.6 miles from Sikorsky Memorial Airport.
- High Visibility: 450 linear feet of frontage on Lordship Boulevard, providing excellent exposure.
- Proximity to Major Businesses: Close to FedEx Ship Center, UPS, Amazon Delivery Station, Raymour & Flanigan Distribution Center, and Dunkin'.

This property offers an outstanding opportunity for companies looking to establish or expand operations in a location with strong logistical advantages and a supportive business community. Whether used for outdoor vehicle storage, warehousing, or other light industrial activities, 250 Lordship Boulevard provides the infrastructure and strategic location necessary for long-term success.

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

Sale Price:	\$8,800,000
Real Estate Taxes:	\$94,558.84 (2024)
Eligibility:	Designated Opportunity Zone

The Site

Land:	9.25 Acres
Zoning:	Light Industrial District (MA)

Utilities

Water/Sewer:	City/City
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Location

Traffic Count:	16,700 Average Daily Volume	
Commuter Rail:	2.5 Miles to Stratford Train Station	
Highway:	0.5 Miles from I-95 (Exit 30)	
Airport:	1.6 Miles from Sikorsky Memorial Airport	
Bus:	Steps from the Coastal Link Bus Stop at Lordship Blvd & Research Dr	

Demographics

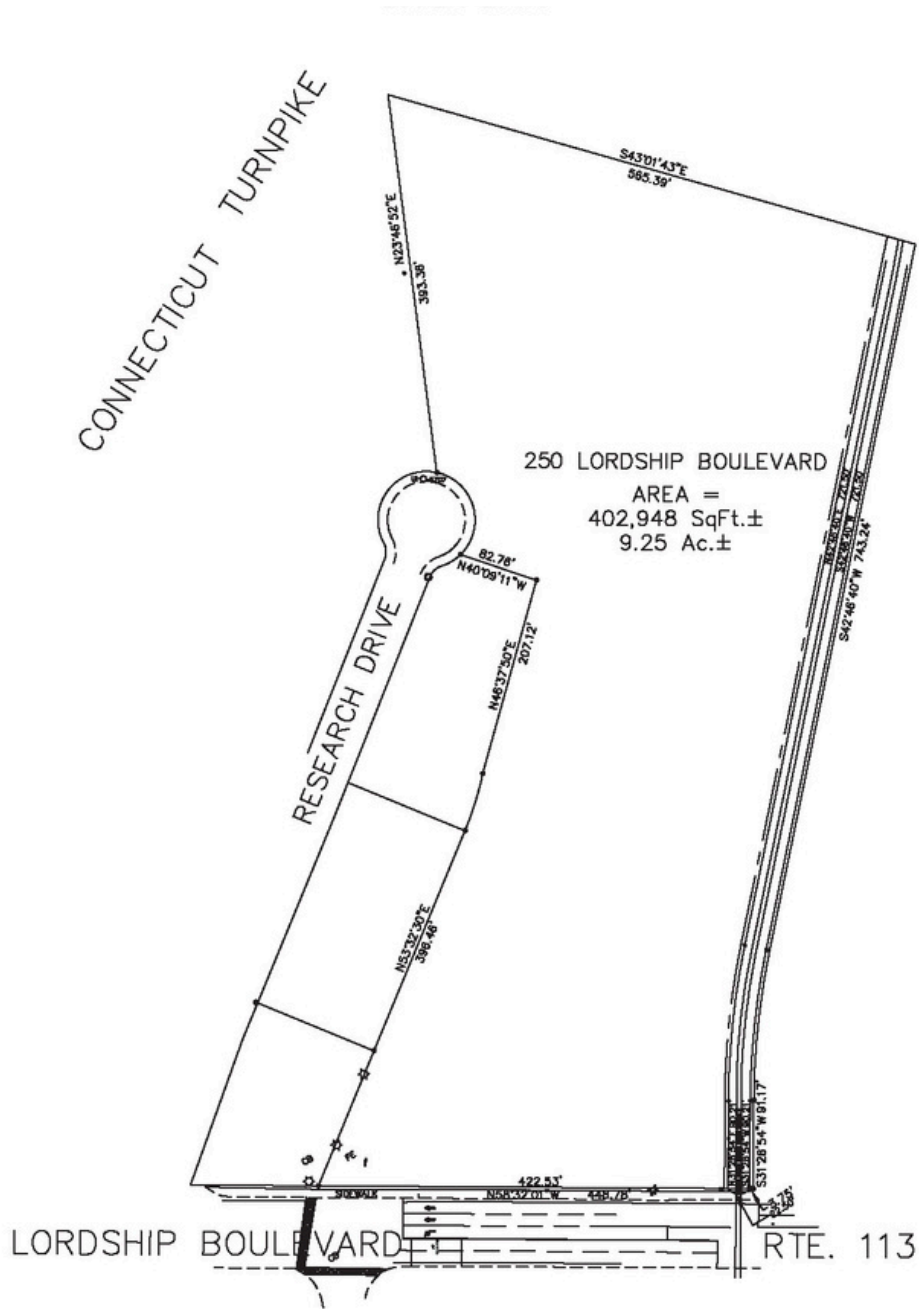
	Three Miles	Five Miles
Population:	154.8k	280.3k
Median HH Income:	\$62.1	\$73.1



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SITE PLAN



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