

975 Lordship Boulevard, Stratford, CT 06615

Industrial Land for Sale at \$825,000.00/acre, Build to Suit or Ground Lease Opportunity



Industrial Land for Sale, Build to Suit or Ground Lease Opportunity in Stratford, CT: 12 acres of cleared & level land strategically located one mile off the exit ramp to I-95, Exit 30 (Lordship Boulevard). Next to the FedEx Ship Center, the property has 960 linear feet of frontage on Lordship Boulevard and parking for 160 cars. In a Planned Economic Development (PED) in a Coastal Industrial (MC) Zone that can support a building size up to 200,000 SF, and a 70% maximum impervious area. This zone permits retail, office, indoor recreation, packaging and assembling, warehousing, laboratory and testing facilities, and others.

Substantial site improvements include the extension of water, utility and sewer lines onto the property, and the infrastructure for a large retention pond and storm water trench drains. Any parking areas and roofs constructed would need to connect to the existing storm water infrastructure.

Neighbors include UPS, FedEx Ship Centers, Porter & Chester Institute, Raymour & Flanigan Distribution Center, and Dunkin' Donuts. The property is 2.7 miles from the Stratford Metro-North Railroad and 1.4 miles from Sikorsky Memorial Airport.

The Site

Land:	12 acres
Real Estate Taxes:	\$71,042.36 (2019)
Zoning:	PED (Planned Economic Development) in a MC - Coastal Industrial Zone

Three Mile Demographics

Population:	54,078
Median HH Income:	\$50,785

Features

Traffic Count:	8,600 Average Daily Volume
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Utilities

Water/Sewer:	City/City
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Five Mile Demographics

Population:	179,871
Median HH Income:	\$49,779