

**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 **422 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)**, **1.6 miles from Sikorsky Memorial Airport**, and **two miles to the Bridgeport Train Station**, 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), 1.6 miles from Sikorsky Memorial Airport, and 2 miles from the Bridgeport Train Station.
- **High Visibility:** 422 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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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

### BROKER

**Jon Angel, President**

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203.335.6600 Ext. 21

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## DETAILS

### FINANCIAL INFORMATION

<b>Sale Price:</b>	\$8,800,000
<b>Real Estate Taxes:</b>	\$94,558.84 (2025)
<b>Eligibility:</b>	Designated Opportunity Zone

### THE SITE

<b>Land:</b>	9.25 Acres
<b>Topography:</b>	70% Clear & Level, 30% Covered by Trees
<b>Max Building Coverage:</b>	50%
<b>Max Impervious Area:</b>	80%
<b>Zoning:</b>	Light Industrial District (MA)

### UTILITIES

**Water/Sewer:** City/City

### LOCATION

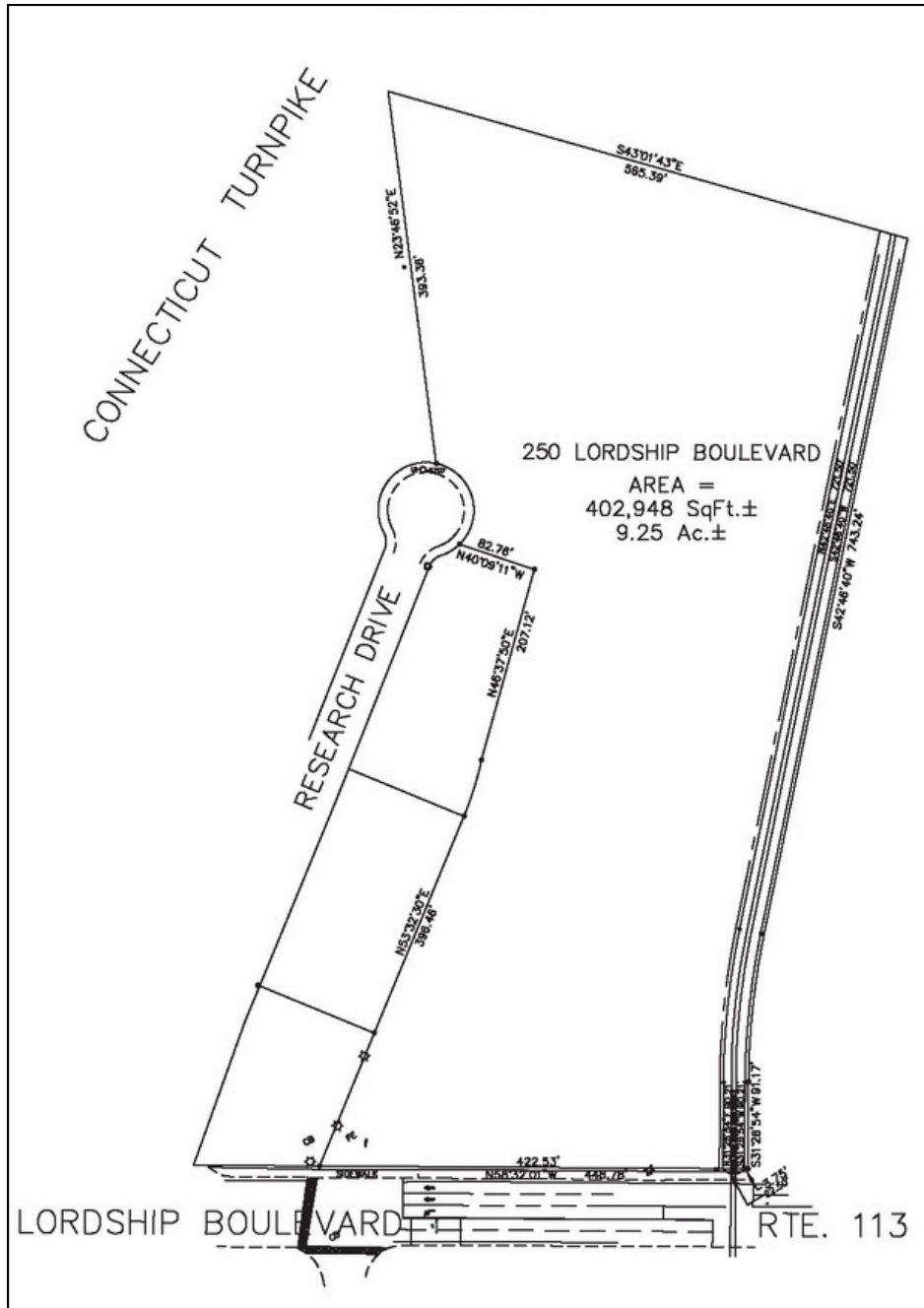
<b>Traffic Count:</b>	16,700 Average Daily Volume
<b>Commuter Rail:</b>	2 Miles to Bridgeport Train Station
<b>Highway:</b>	0.5 Miles from I-95 (Exit 30)
<b>Airport:</b>	1.6 Miles from Sikorsky Memorial Airport
<b>Bus:</b>	Steps from the Coastal Link Bus Stop at Lordship Blvd & Research Dr



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## SITE PLAN



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