

**400** LONG BEACH BOULEVARD  
STRATFORD, CT  
06615



## Prime Office Suite in Stratford's Industrial Hub with Ample Parking & Vehicle Storage for Lease at \$32/SF NNN

Angel Commercial, LLC, as the exclusive commercial real estate broker, is pleased to present an exceptional leasing opportunity at **400 Long Beach Boulevard in Stratford, CT**. This 2,000 SF office suite is available for lease at a competitive rate of \$32/SF NNN. The ground-level handicap accessible suite is thoughtfully designed, featuring a reception, three private offices, a spacious conference room, a versatile open area, a kitchenette, and two restrooms, making it ideal for a variety of professional uses.

This office suite is located within an expansive 87,150 SF industrial building situated on 4.92 acres in a General Industrial (MB) Zone. The property offers abundant parking with 60 exclusive spaces available for tenants and visitors, which is not only convenient but also ideal for vehicle storage—a valuable asset for businesses that require additional space for fleet or equipment storage. The building itself is home to reputable tenants, including Blanchard Transportation Services and Expand International Group, creating a vibrant and dynamic business environment.

The location is highly convenient, situated just 0.4 miles from the Greater Bridgeport Transit Bus Stop at Garfield Avenue and Lordship Boulevard. Commuters will appreciate the easy access to major transportation routes, with I-95 (Exit 30) less than a mile away, and the Bridgeport Train Station just 3.6 miles from the property. Additionally, the nearby Sikorsky Memorial Airport offers private and charter plane services, while Tweed New Haven Airport is just a 21.7-mile drive, providing further connectivity for business travel.

The surrounding area offers a wealth of amenities, including a variety of restaurants, fitness centers, car rental services, and retail shops, all within close proximity. Neighbors include FedEx, Amazon, Arsen's Gym, Enterprise Rental Car, Dunkin', Duchess, UPS, and the Stewart B. McKinney National Wildlife Refuge with walking trails and two observation decks, further enhancing the property's appeal.

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.*

# 400 LONG BEACH BOULEVARD STRATFORD, CT 06615

## Financial Information

|                           |             |
|---------------------------|-------------|
| <b>Lease Rate:</b>        | \$32/SF NNN |
| <b>Real Estate Taxes:</b> | \$1.68/SF   |

## The Site

|                             |                         |
|-----------------------------|-------------------------|
| <b>Space Available:</b>     | 2,000 SF                |
| <b>Building Type:</b>       | Industrial              |
| <b>Total Building Size:</b> | 87,150 SF               |
| <b>Total Land:</b>          | 4.92 Acres              |
| <b>Zoning:</b>              | General Industrial (MB) |
| <b>Year Built:</b>          | 1978                    |
| <b>Construction:</b>        | Prefinished Metal       |
| <b>Stories:</b>             | One                     |
| <b>Tenancy:</b>             | Multiple                |

## Features

|                   |  |
|-------------------|--|
| <b>Parking:</b>   | 60 Exclusive Spaces  |
| <b>Amenities:</b> | Kitchenette, Two Restrooms, Fiber Optics and Cable Services Available, 100% Wet Sprinkler System with Alarm Notification 24/7/365, Handicap Accessible |

## Utilities

|                     |             |
|---------------------|-------------|
| <b>Water/Sewer:</b> | City/City   |
| <b>A/C:</b>         | Central A/C |
| <b>Heating:</b>     | Gas         |

## Demographics

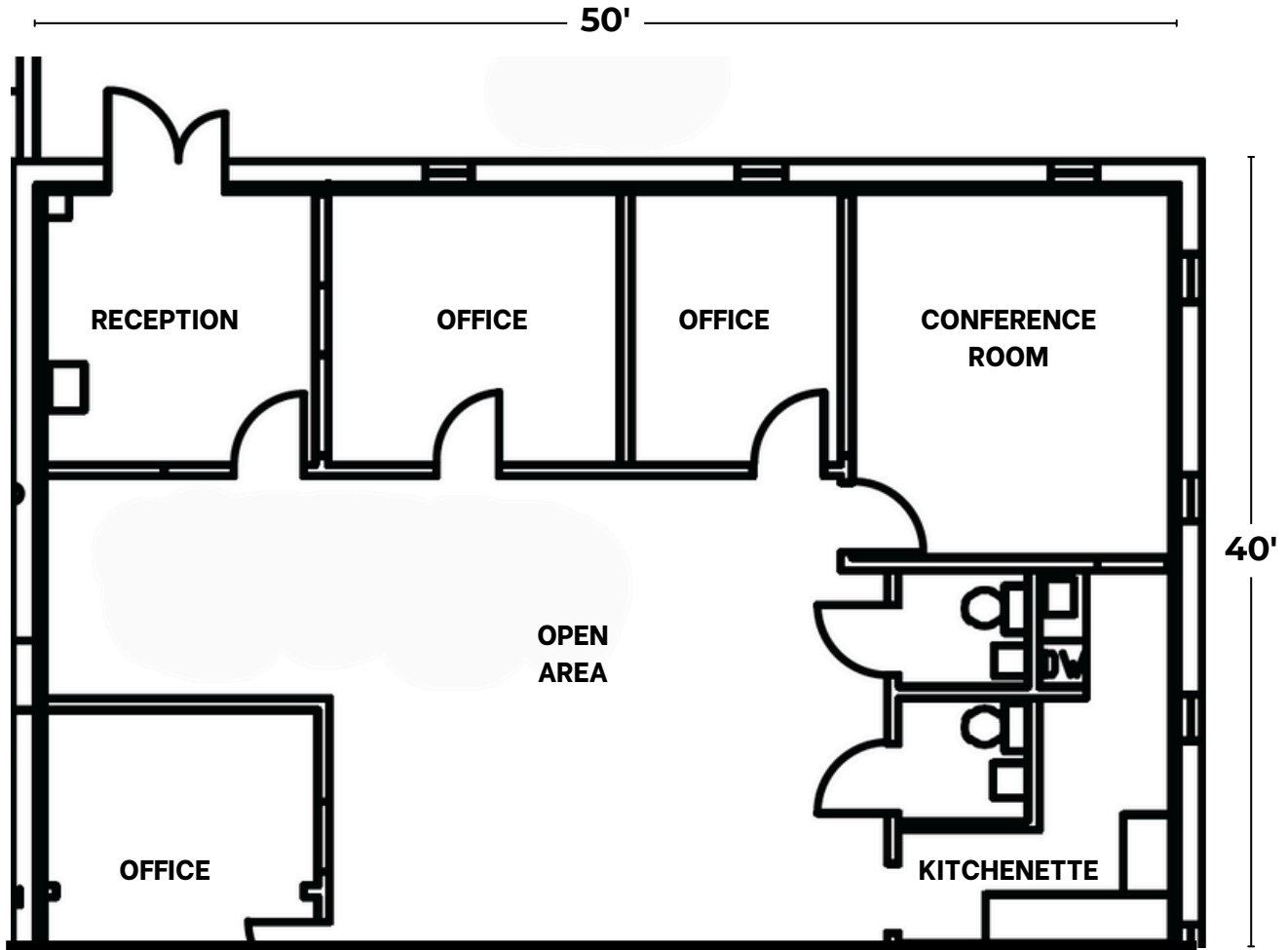
|                          | 3 Miles | 5 Miles |
|--------------------------|---------|---------|
| <b>Population:</b>       | 118k    | 277k    |
| <b>Median HH Income:</b> | \$115k  | \$72.6k |



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Floor Plan: 2,000 SF

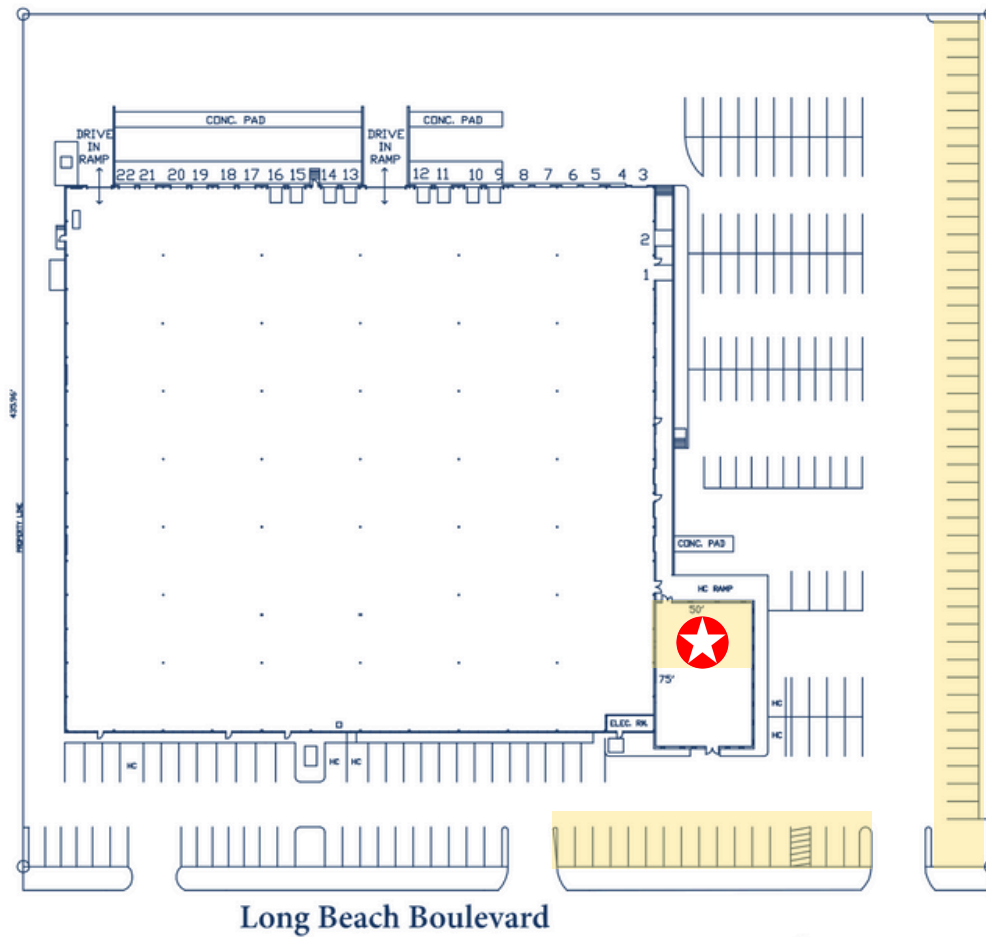


NOT TO SCALE

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## Parking Plan: 60 Exclusive Spaces



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