

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 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 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.

Financial Information

Lease Rate:	\$32/SF NNN
Real Estate Taxes:	\$1.68/SF

The Site

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

Features

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

Utilities

Water/Sewer:	City/City
A/C:	Central A/C
Heating:	Gas

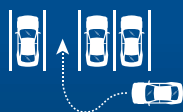
Demographics	3 Miles	5 Miles
Population:	118k	277k
Median HH Income:	\$115k	\$72.6k



PREMIER INDUSTRIAL HUB WITH PARKING & VEHICLE STORAGE



Located in an 87,150 SF
Building on 4.92 Acres



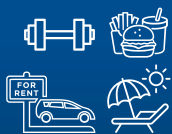
Parking and Vehicle
Storage for 60 Cars



Ground Level:
Handicap Accessible



IDEAL COMMUTER LOCATION WITH NEARBY AMENITIES



Nearby Amenities include Restaurants, Fitness Gym, Car Rental, Retail Shops, and Beaches.



Surrounded by Distribution Companies including FedEx, UPS, and Amazon.



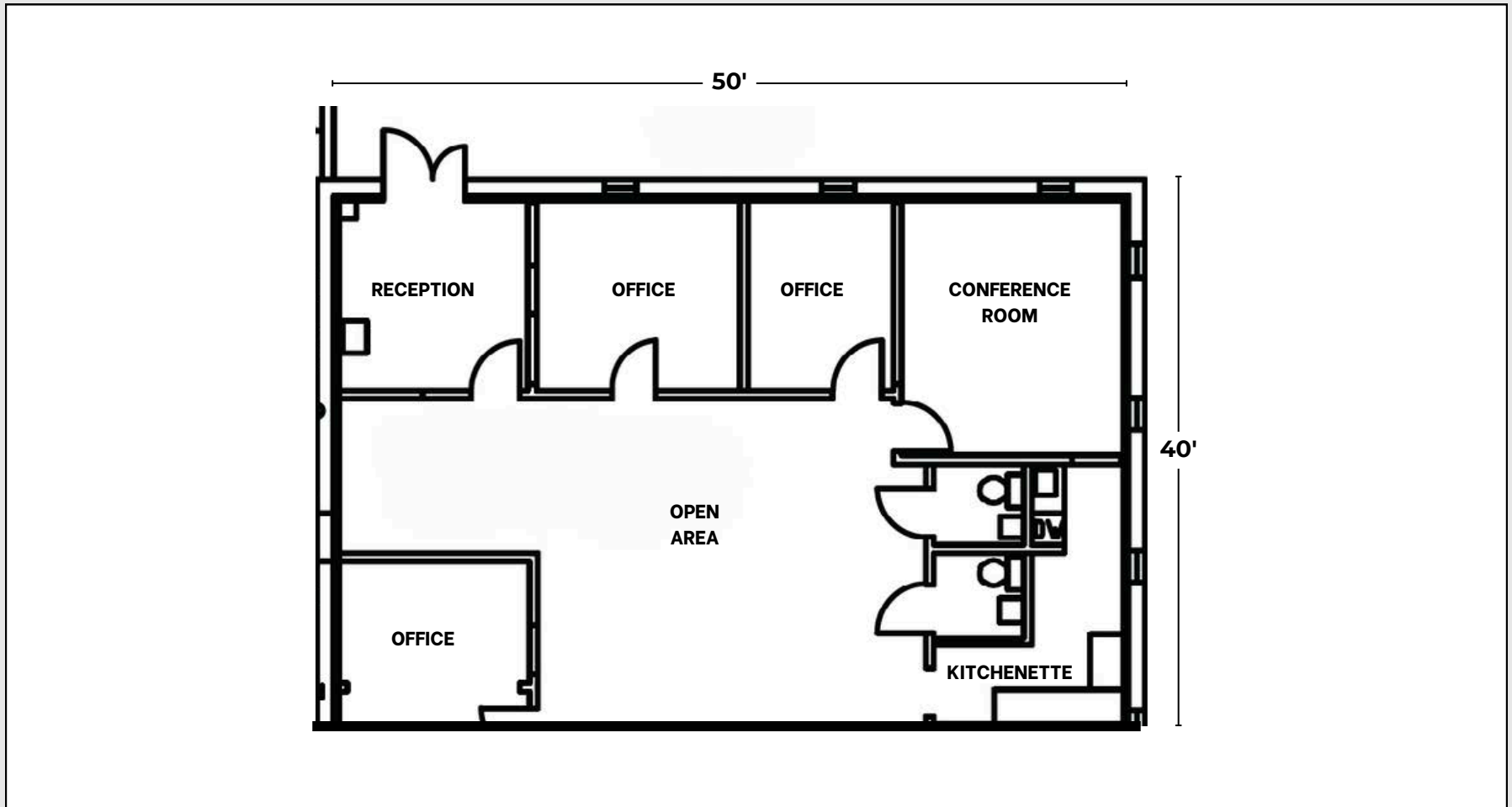
Minutes to I-95, Exit 30, Sikorsky Memorial Airport, and Bridgeport Harbor Marina, and steps to a bus stop.

CENTRALLY LOCATED



FLOOR PLAN

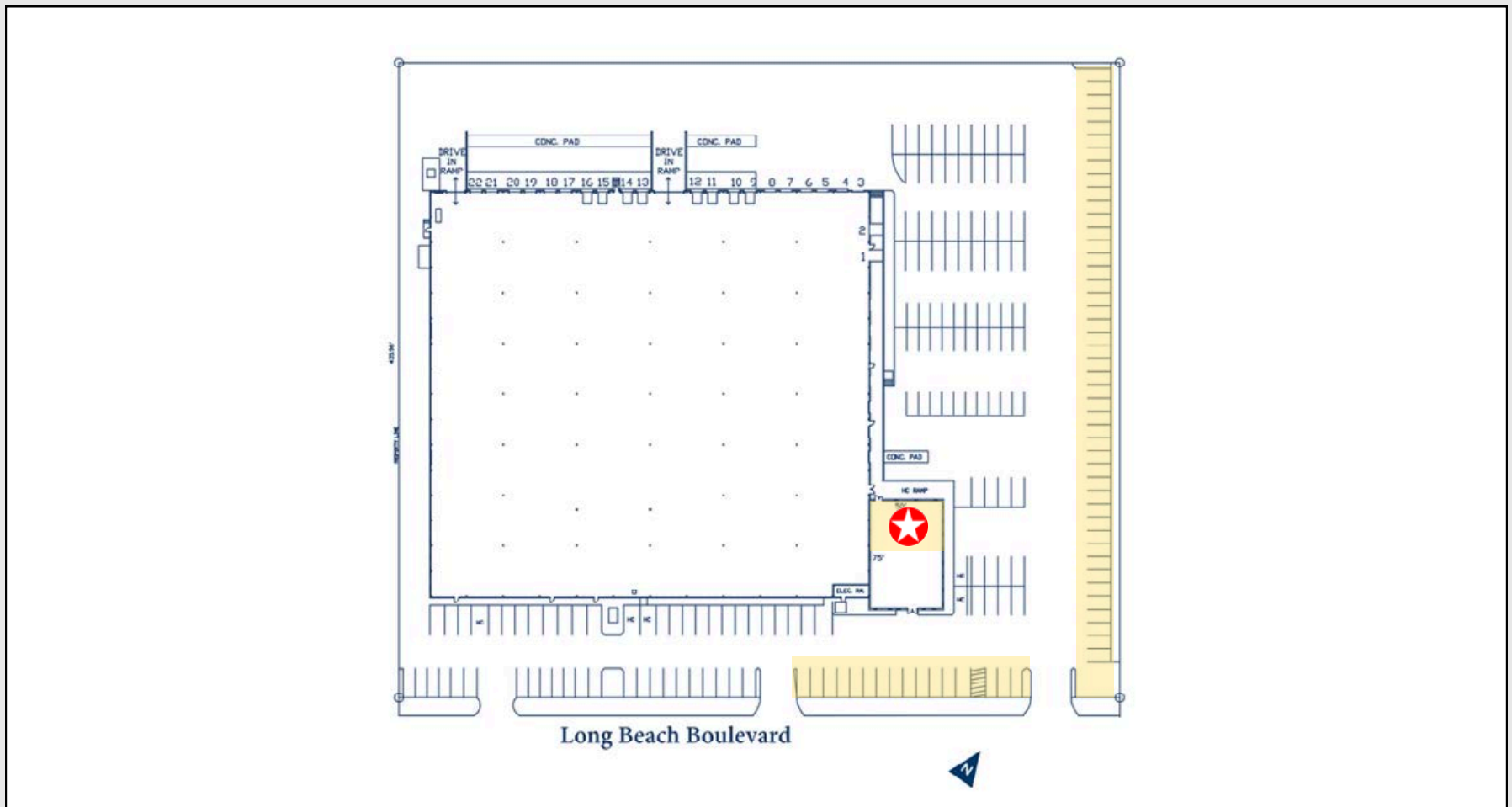
2,000 SF



NOT TO SCALE

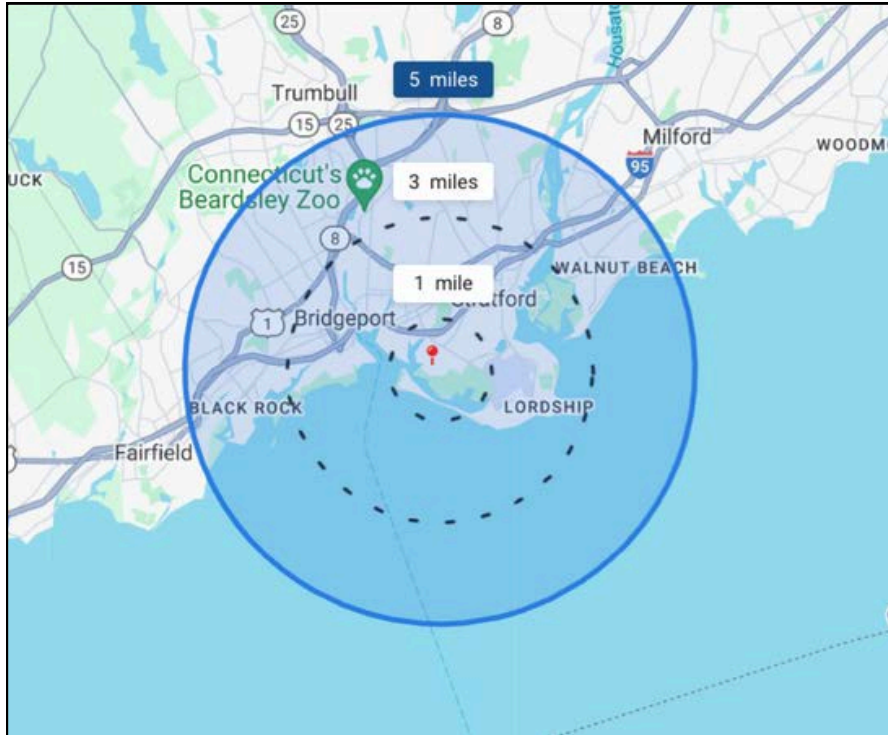
PARKING PLAN

60 EXCLUSIVE SPACES



DEMOGRAPHICS

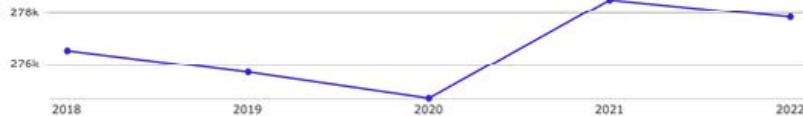
FIVE MILE



Population

277k

0% Compared to 278k in 2021
0% Compared to 276k in 2018



Household Income

\$72.6k

Median Income

\$82k
2028 Estimate

↑ 13%
Growth Rate



Age Demographics

40

Median Age

39
2028 Estimate

↓ -2%
Growth Rate



Housing Occupancy Ratio

12:1

16:1 predicted by 2028



Renter to Homeowner Ratio

1:2

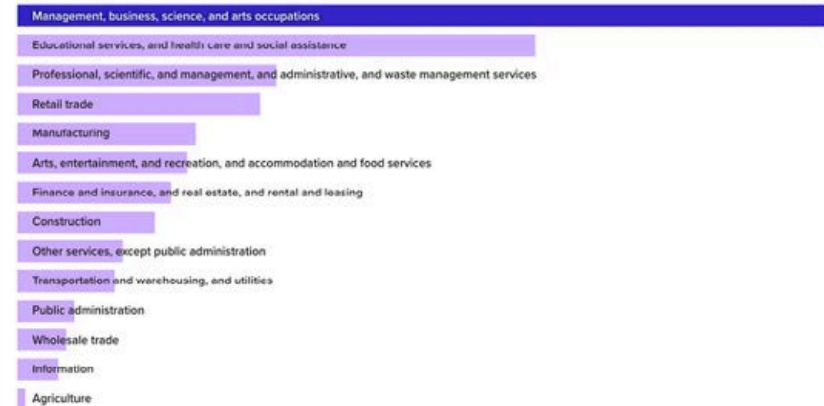
1:1 predicted by 2028



Number of Employees

227k

Top Employment Categories



NEXT STEPS

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REVIEW ZONING
REGULATIONS



VIEW ONLINE
LISTING



EMAIL BROKER



CALL BROKER



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