

# 25-45 COMMERCE DRIVE TRUMBULL, CT

57,270 SF  
Office / Warehouse  
Research & Development  
14.3 Acres





# GROUND LEASE, SALE, BUILD-TO-SUIT

25 – 45 Commerce Drive

Trumbull, Connecticut

## Location

Trumbull Corporate Park has unprecedented 100% redundant power grid via two separate substations and is served by two separate fiber carriers with access to Sonet Ring Technology.







# 45 COMMERCE DRIVE

## EXISTING BUILDING

### TRUMBULL, CT

## SPECIFICATIONS

Building	57,270 sf
Site	14.3 acres.
Construction	Steel/masonry
Parking	300 spaces
Property Highlights	<p>The site is situated on a 100% redundant power grid via two separate substations and is serviced by two separate fiber carriers with access to Sonet Ring Technology</p> <p>Dual Power and Fiber Entrance for data center</p> <p>Convenient access to major roadways such as I-95, Connecticut Route 8 and 15</p> <p>High traffic visibility from Route 8, Exit 11</p> <p>Commercial/Light industrial zone - I-L3</p> <p>Two (2) Loading Docks</p> <p>Fully paved with abundant parking</p>
Comments	The site can support approximately 300,00 SF of development potential.









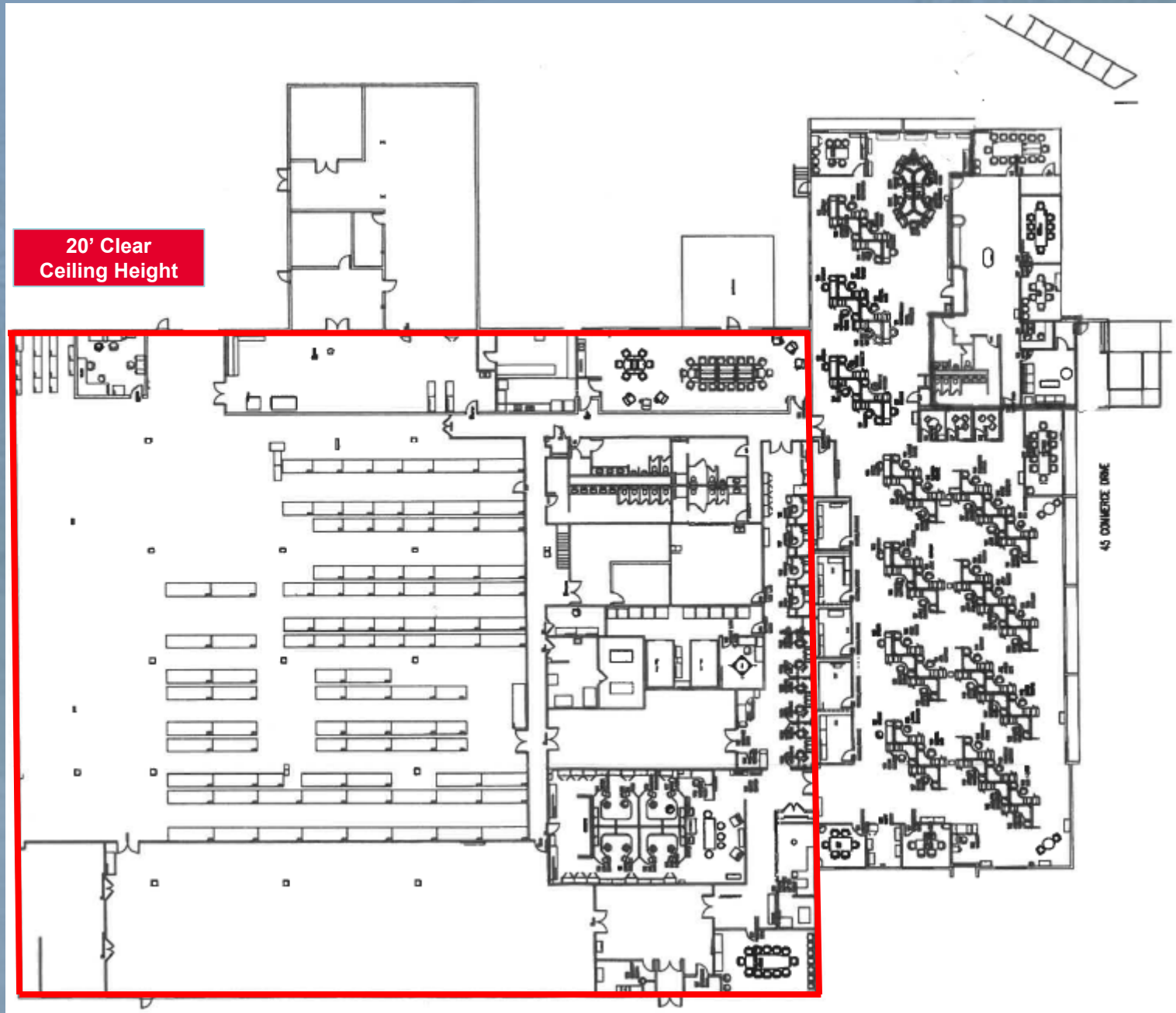


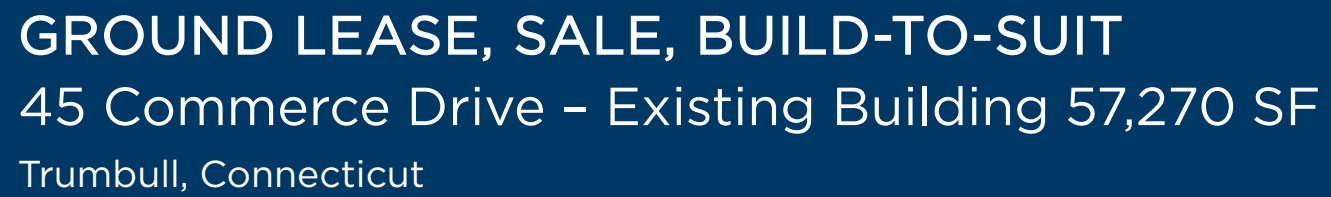


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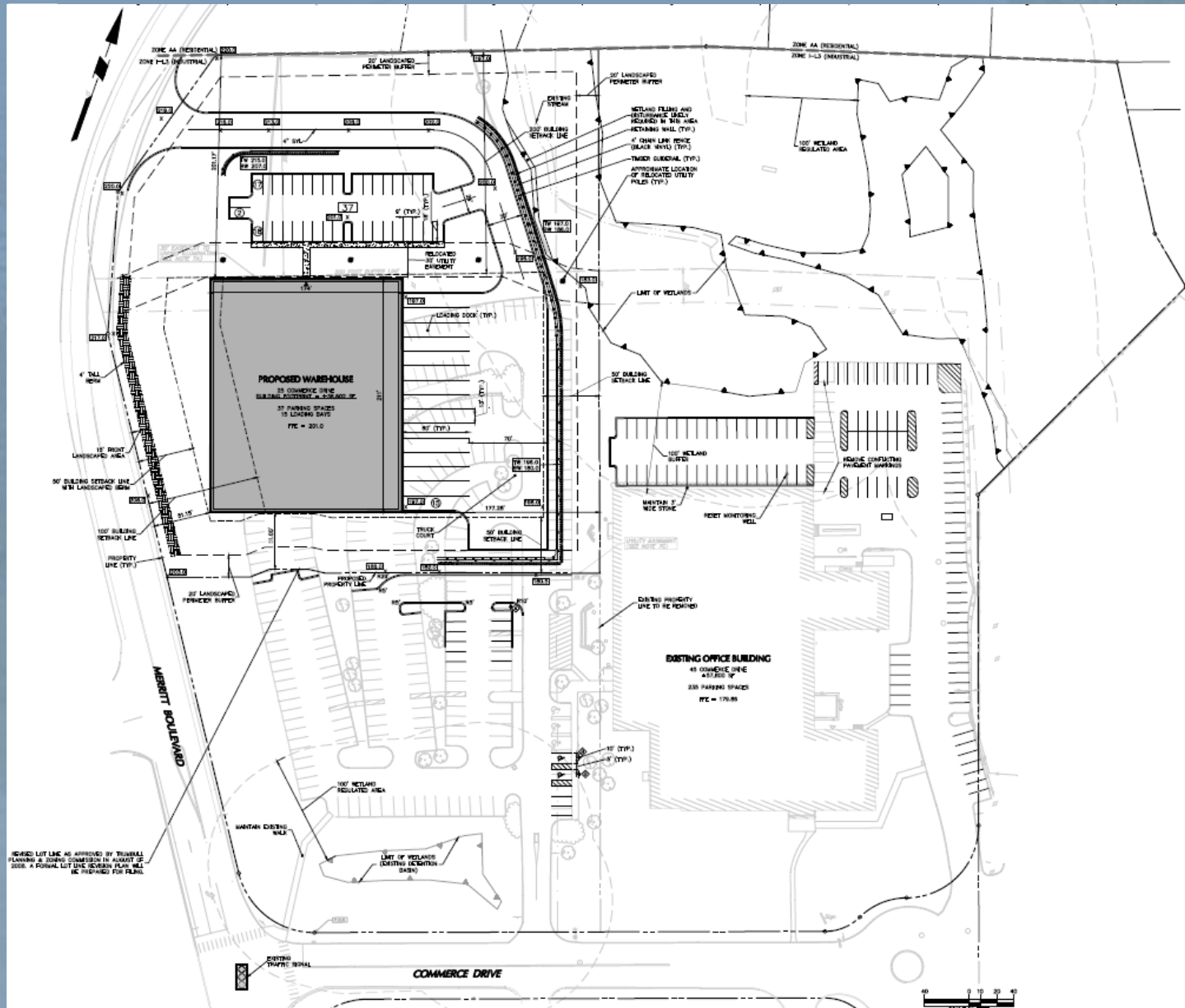
## 45 Commerce Drive – Existing Building 57,270 SF

Trumbull, Connecticut





# PROPOSED ADDITIONAL 35,000 SF SECOND STRUCTURE – 25 COMMERCE DRIVE





# PROPOSED ADDITIONAL 80,000 SF SECOND STRUCTURE – 25 COMMERCE DRIVE

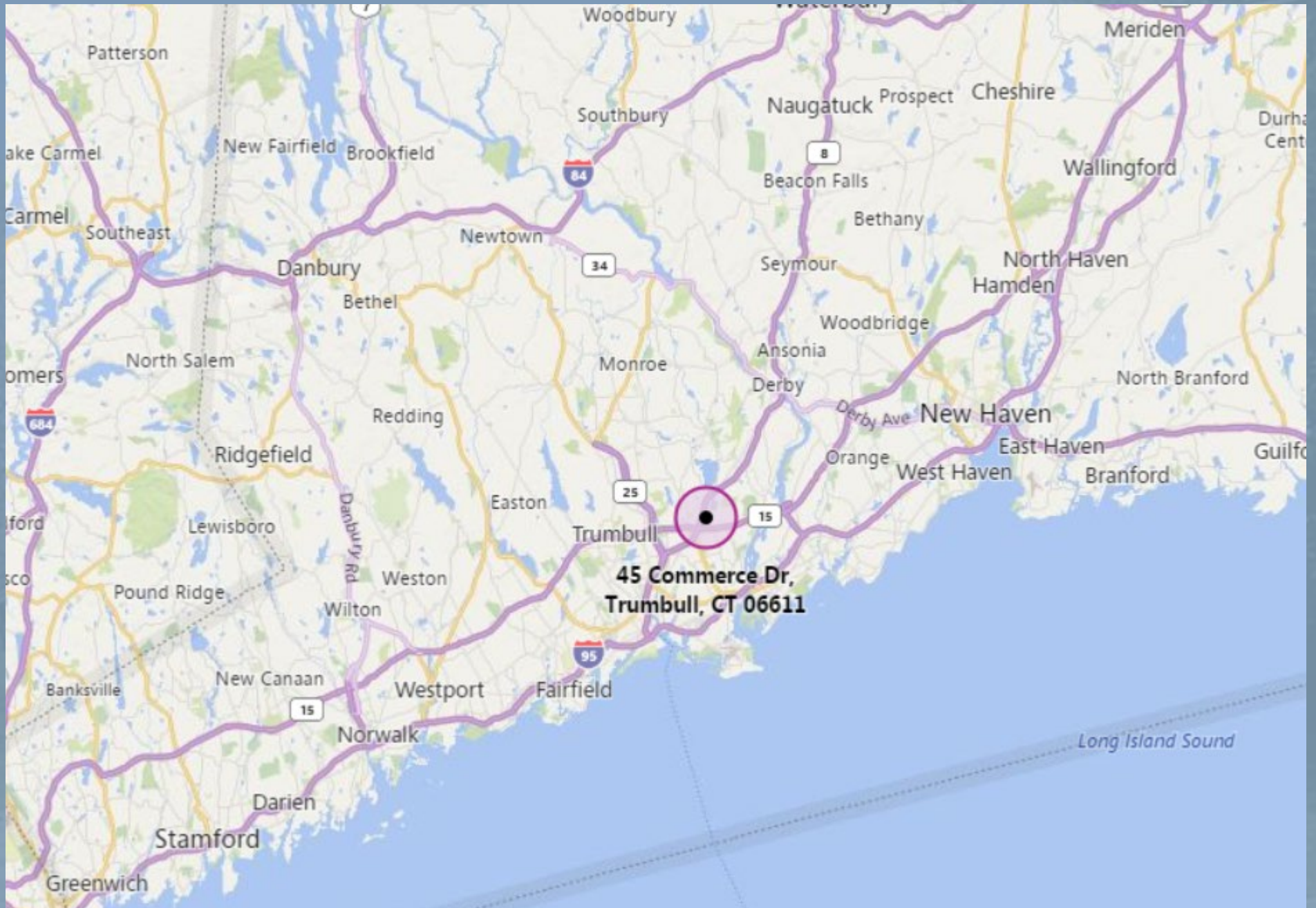




# PROPOSED 150,000 SF STRUCTURE 25-45 COMMERCE DRIVE







25-45 Commerce Drive



For Further Information, Please Contact:

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