

555 LORDSHIP BOULEVARD STRATFORD, CT 06615



Owner-User Opportunity: Industrial Flex Property with Income Stream for Sale at \$5,550,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is offering a **53,432 RSF industrial flex building** on **3.21 acres** at **555 Lordship Boulevard in Stratford, Connecticut**, for sale at **\$5,550,000**. Positioned at the signalized intersection of Lordship Boulevard and Long Beach Boulevard, the property benefits from 311 feet of frontage on Route 113 (Lordship Boulevard), offering excellent visibility and accessibility.

This unique opportunity provides a **stable income stream**, generating a **2024 Net Operating Income (NOI) of \$209,055**, with significant upside potential. The property is currently **65% occupied**, with **34,524 RSF** leased to eight established tenants under modified gross leases. If the remaining **18,908 RSF** is leased at a market rate of **\$15.87/RSF**, an additional **\$300,083 in annual rental income** could be realized—enhancing overall returns and positioning this asset as a strong value-add investment.

Located within Stratford Executive Park in a General Industrial (MB) Zone, this high-tech, single-story facility is efficiently subdivided for multi-tenant use—ideal for an owner-user or investor seeking both operational space and rental income. The building features central air-conditioned office space, fiber optics and cable services, a 100% wet sprinkler system with 24/7/365 alarm notifications, and is powered by 2,000 Amps, 208 Volts, 3-Phase electrical service. With 9 loading docks (one with a leveler), and a 15-foot ceiling height in the warehouse areas, the property is well-suited for distribution, warehousing, and light manufacturing operations. The adjacent 1.87-acre vacant parcel, offered by a separate owner, is also available for sale, presenting potential for expansion or redevelopment.

Tenants include Quest Diagnostics LLC, Rotary Sports Shop Inc., AWP, Inc., Seacrest Foods, CueScript, Judge Tool and Gage C, M and D Coatings LLC, and Stratford Development Corporation. The leases include annual adjustments tied to property tax increases and the Consumer Price Index (CPI), providing predictable income and expense recovery.

Strategically situated just 0.7 miles from I-95 (Exit 30 – CT-113 N/Lordship Boulevard), the property offers excellent highway access and is close to major transportation hubs, including Igor Sikorsky Memorial Airport (1.8 miles) and the Bridgeport Metro-North train station (3.3 miles). This industrial flex property in Stratford, CT, presents a compelling combination of immediate cash flow, leasing upside, and a prime location within Fairfield County's thriving commercial and industrial market. 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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Financial Information

Sale Price:	\$5,550,000
Real Estate Taxes:	\$115,419.02 (2024)

The Site

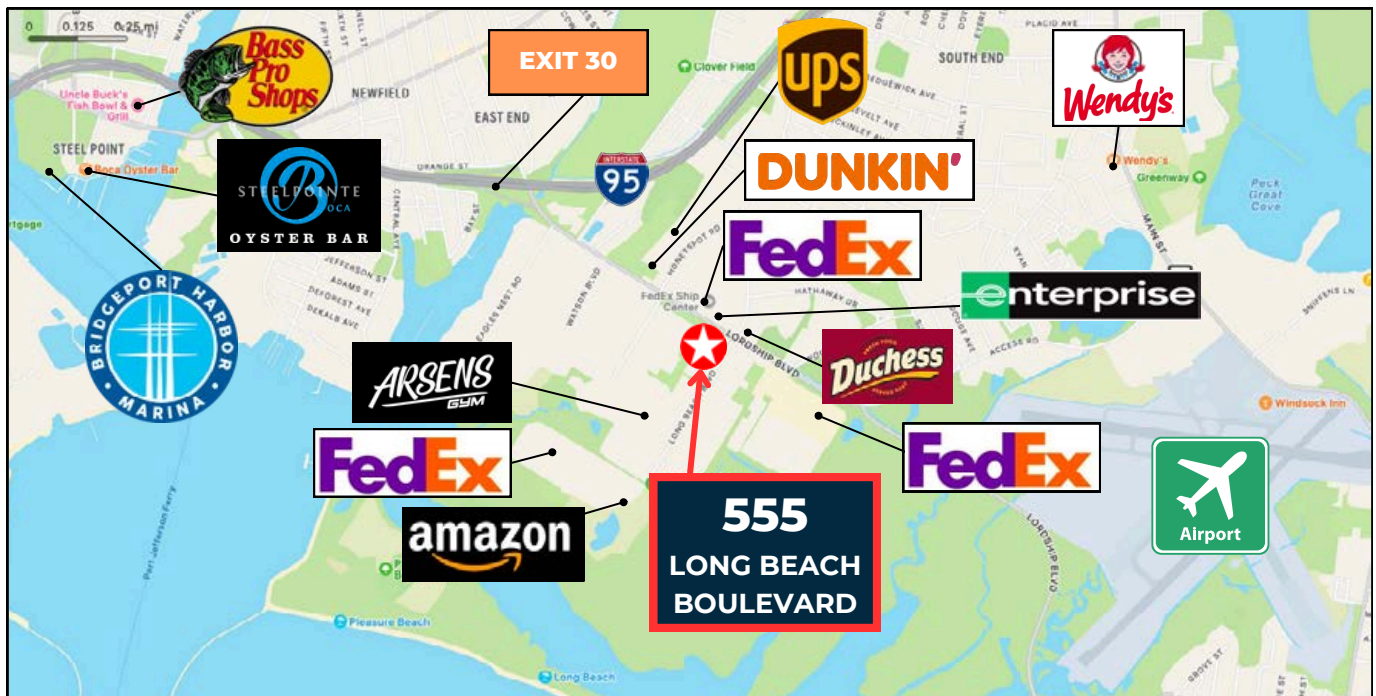
Building Size:	53,432 RSF
Occupancy:	65%
Space Available:	18,908 RSF
Min. Contiguous:	3,000 RSF
Max. Contiguous:	13,908 RSF
Land:	3.21 Acres
Zoning:	General Industrial (MB)
Year Built:	1984
Construction:	Prefinished Metal, Brick Veneer
Stories:	One
Tenancy:	Multiple

Features

Parking:	176 Surface Spaces (3.3 Per 1,000)
Ceiling Height:	15' Open Areas, 9'4" Office Areas
Floor Load:	Concrete Slab; 300 Lbs/SF
Column Spacing:	50' x 40'
Loading:	9 Loading Docks (One with Leveler)
Amenities:	Full HVAC in Office with Gas-Fired Heat, Fiber Optics & Cable Services, 100% Wet Sprinkler System with Alarm Notification 24/7/365

Utilities

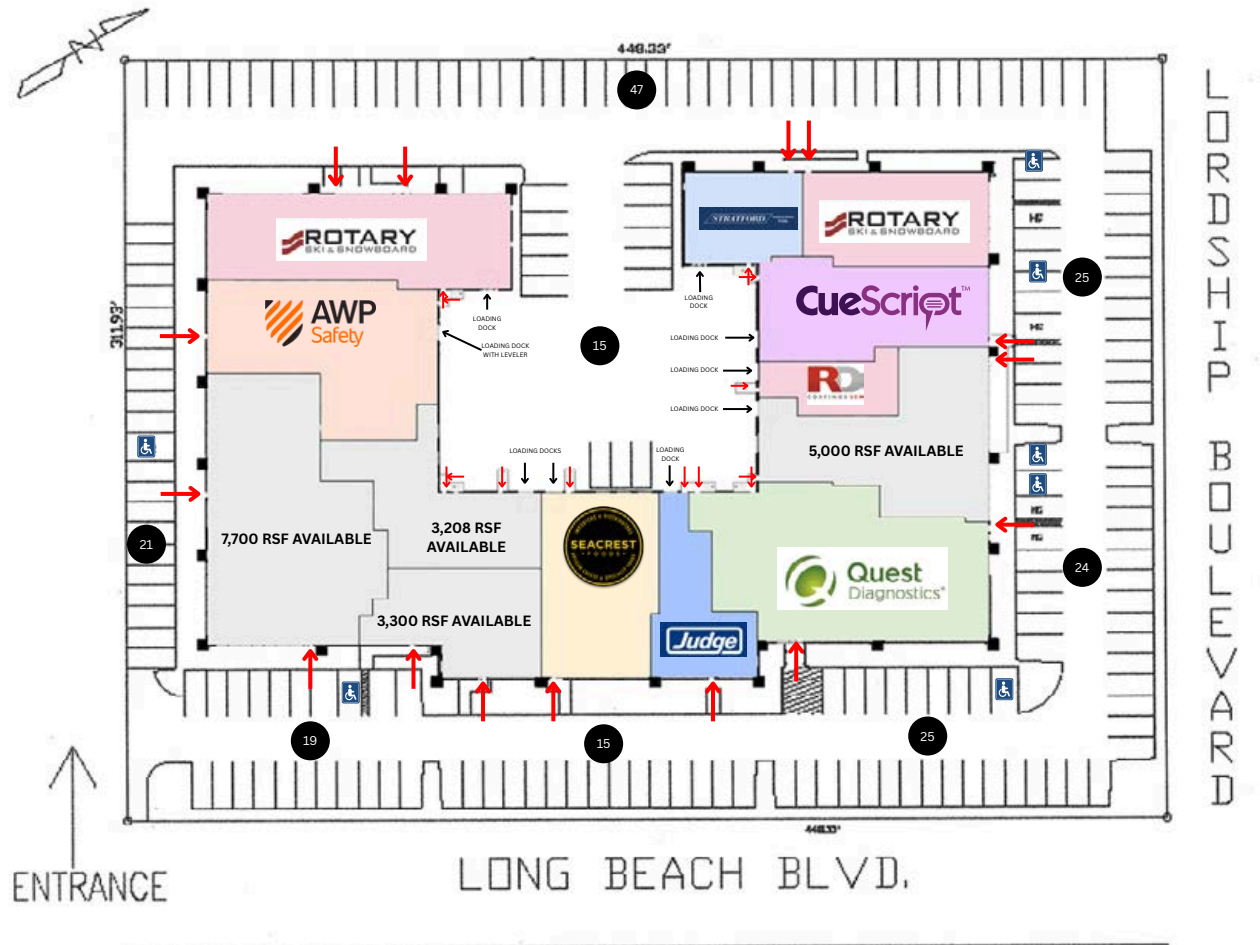
Water/Sewer:	City/City
A/C:	Partial
Heating:	Gas
Power:	2,000 Amps, 208 Volts, 3 phase



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BUILDING LAYOUT



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