

# UNIQUE OPPORTUNITY FOR LEASE

427-429 Honeyspot Road, Stratford, CT

**FC** FEBBRAIO  
COMMERCIAL



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW ENGLAND  
PROPERTIES



COMMERCIAL DIVISION™

# Table Of Contents



Overview.....page 3

Photos...pages 4-8

Floorplan...page 9

Location...page 10

Traffic Count...page 11

About...page 12

## CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

427-429 Honeyspot Rd, Stratford, CT

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Lucas Peter  
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## OVERVIEW



Leases Starting at \$12.00/SF/Yr NNN

- SF: 663-1,514
- Land: .28 Acres
- Taxes: \$1.80/SF/Year
- Ceiling: 12'
- Heat: Gas
- AC: To be installed
- Power: 3 Phase - 120 AMP
- Parking: Ample
- Zone: MA

Available for the first time in TWENTY+ years! This office building formerly owned and occupied by Amboss Corp is under new ownership and has two office suites available for lease. These offices can be leased together (1,514 SF) or separately (925 SF & 663 SF). Both offices can be accessed from the front or rear of the building with parking on site as well as street parking. Spaces are currently under renovation

Suite 1 (Before Pictures) 925 SF (inclusive of common areas)



Suite 1 (Progress Pictures) 925 SF (inclusive of common areas)



Suite 1 (Progress Pictures Cont.) 925 SF (inclusive of common areas)



Suite 2 (Before Pictures) 663 SF (inclusive of common areas)

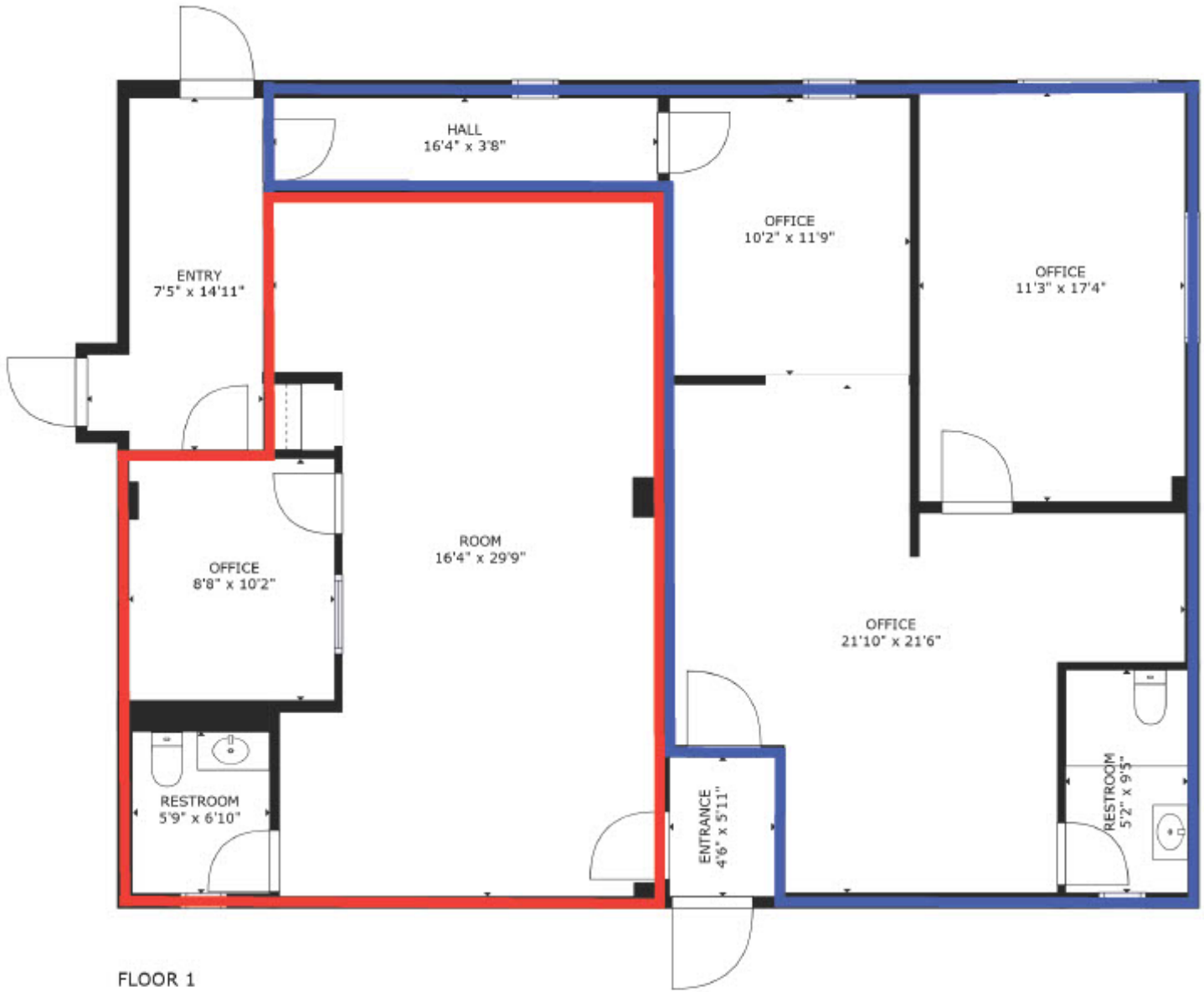


Suite 2 (Progress Pictures) 663 SF (inclusive of common areas)





Suite 1



Suite 2

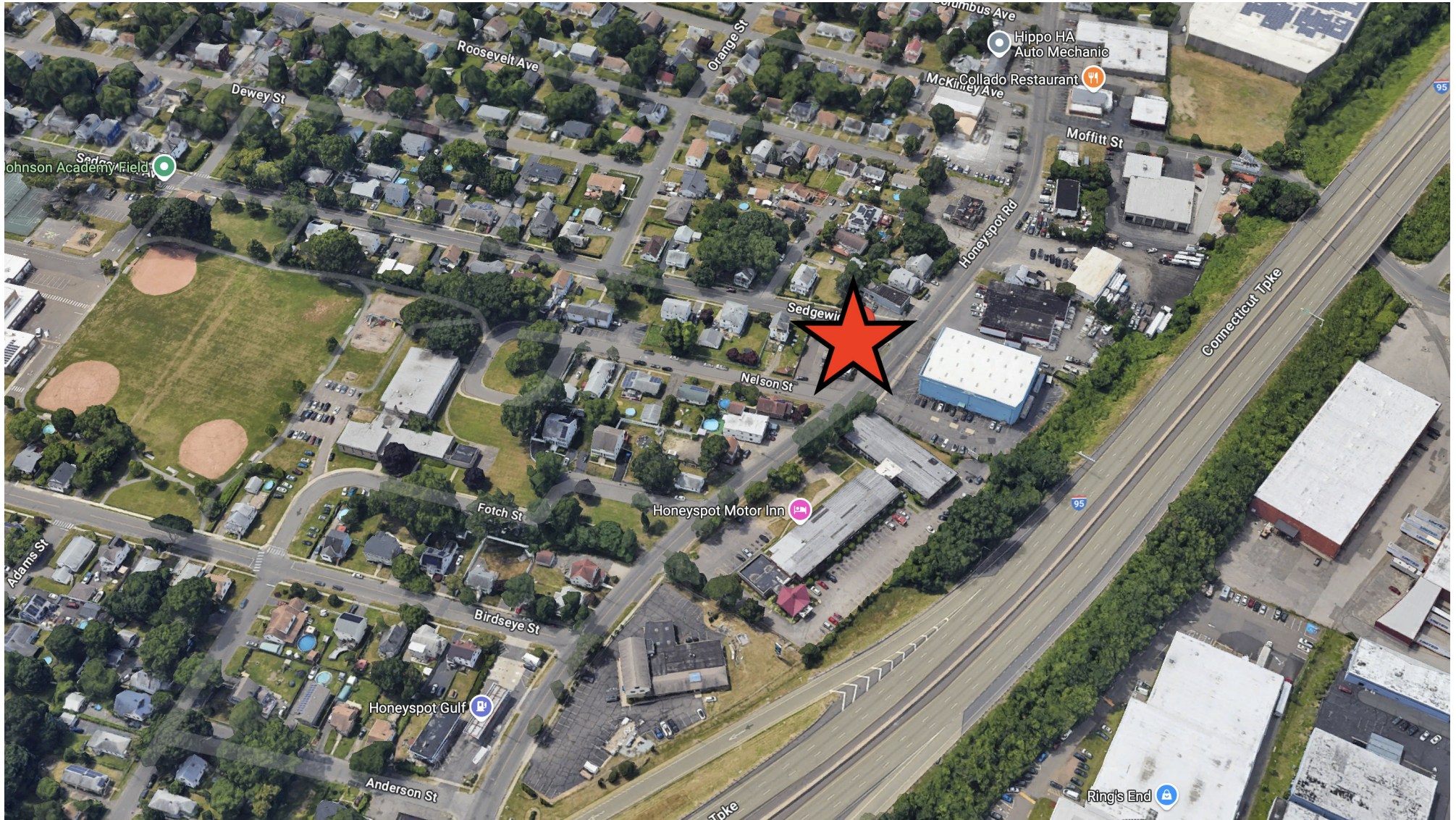
FLOOR 1

**TOTAL: 1514 sq. ft**  
**FLOOR 1: 1514 sq. ft**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# LOCATION



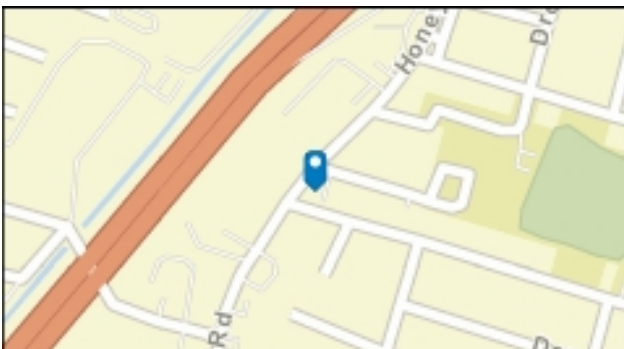
Property is located 0.3 miles away from I-95 and 0.7 miles away from Lordship Blvd. Minutes away from UPS & Fedex distribution warehouses on Lordship Blvd.

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# Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



## Traffic Count Map

429 Honeyspot Rd, Stratford, Connecticut, 06615  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.17945  
Longitude: -73.14486



**Lucas Peter**

*VP Sales Associate*

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Febbraio Commercial Team  
at Berkshire Hathaway  
HomeServices New England



**ABOUT LUCAS**

Lucas M. Peter started his professional career in the automotive industry in 2012 when he attended Porter and Chester Institute for his automotive certification. He completed the program in 2013 and shortly thereafter was hired by Mercedes-Benz of Fairfield. He was an MB technician from 2013-2015 and then transferred to Porsche of Fairfield in October of 2015. While working at the Porsche dealership, he obtained a real estate license after completing the requirements from the Connecticut Real Estate Institute in 2016 as started as a part time agent.

In March of 2020, at the beginning of the Pandemic, Lucas had the opportunity to dive into real estate full time after being furloughed and has been building his career as an agent ever since. Lucas has worked on numerous sale and lease transactions for office, retail, restaurant and industrial spaces and is beginning to expand into investment sales in the market. Lucas has gained experience as both a Tenant Rep and Landlord Rep in the above-mentioned transactions.

**Team Specialties**

- Business Sales
- Office Leasing & Sales
- Retail Leasing & Sales
- Investment Properties
- Industrial Real Estate
- Landlord Representation
- Commercial Properties
- Tenant Representation