



Industrial / Warehouse Space for Lease

257 Roosevelt Dr., Derby CT

15,775 +/- rsf



- 15,775± SF industrial / warehouse space
- Divisible to accommodate varying space requirements
- \$11.00/SF + utilities
- 12' clear height
- Small office areas
- Lavatories
- 252± SF loading dock
- 10' x 12' overhead loading door
- Additional 12' x 12' rear overhead door
- 480-volt electrical service with separate 120-volt service
- Existing industrial crane
- Wet sprinkler system
- Gas-fired overhead heating units
- Some outdoor parking available
- Very clean and well-maintained facility
- Immediate availability



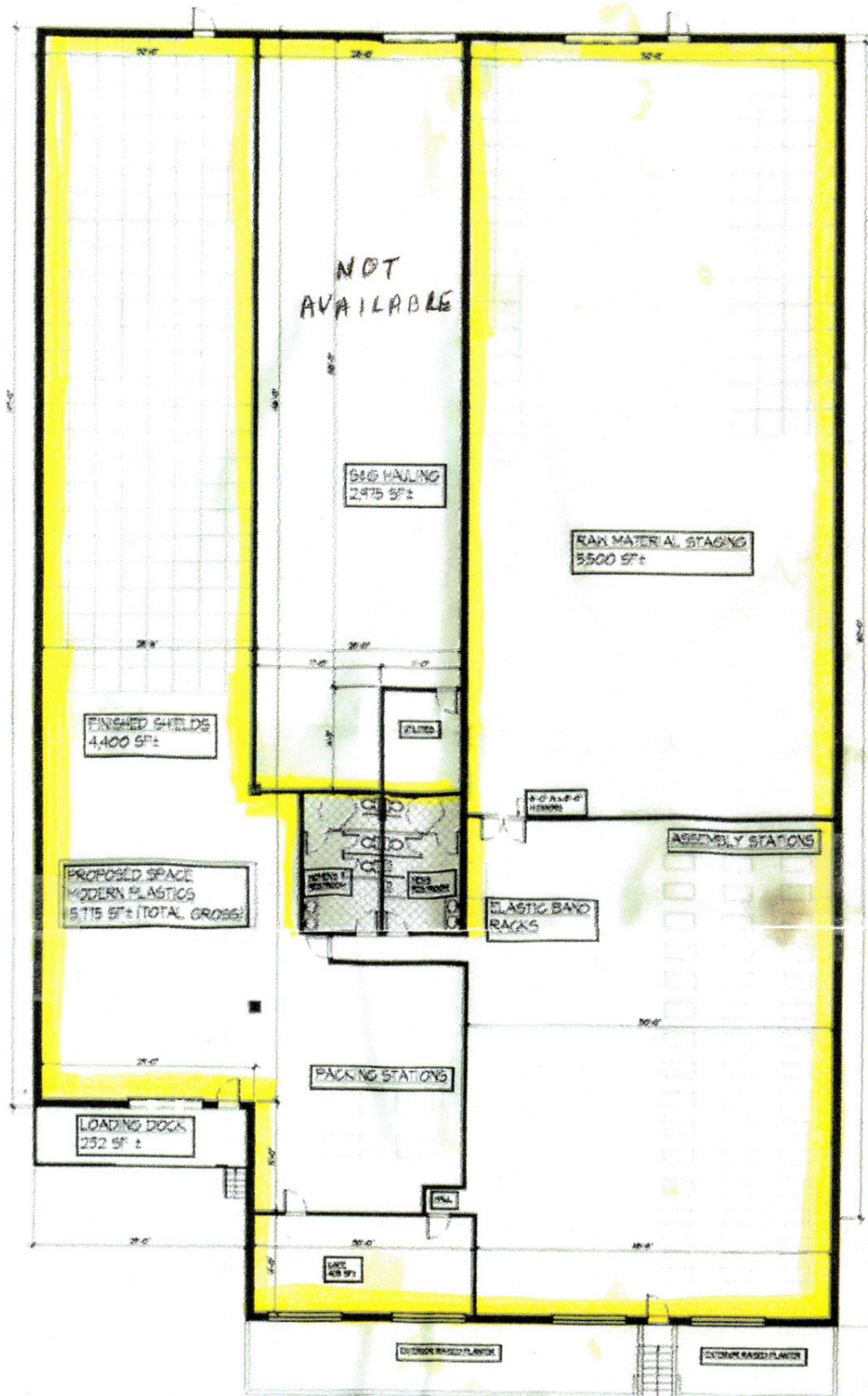
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FLOOR PLAN



GROSS AREA: 18,750 SF ±
 S&S HAULING: 2,975 SF ±
 MODERN PLASTICS: 15,775 SF ±

Client:
 Ben Perry
 257 Roosevelt Drive
 Derby, CT 06418

Title:
 Rentable Space Plan
 Prepared for Tenant
 Modern Plastics

Scale: NTS

Date: 11-1-20

Drawn by: JFC

Sheet:

SK-1

INDUSTRIAL / WAREHOUSE SPACE FOR LEASE
257 Roosevelt Drive | Derby, Connecticut
15,775± SF | DIVISIBLE | \$11.00/SF + UTILITIES | IMMEDIATE AVAILABILITY

Clean, functional, and versatile industrial space in an established Derby location.

An excellent opportunity to lease **15,775± square feet of industrial/warehouse space** at 257 Roosevelt Drive in Derby, Connecticut. The space is **divisible**, offering flexibility for businesses seeking a larger facility or a more tailored footprint.

The facility is exceptionally well suited for **warehouse use, manufacturing, machine shop, research & development, distribution, and other light-industrial operations**, with features designed to support a wide range of business needs.

MDD LIGHT INDUSTRIAL ZONING

The property is located within the **MDD Light Industrial Zone**, providing an excellent setting for qualifying industrial and commercial operations, including:

- Moderate-intensity, non-nuisance manufacturing
- Research and development facilities
- Warehousing
- Machine shops

Prospective tenants should verify their specific proposed use and zoning requirements with the appropriate municipal authorities.

STRATEGIC DERBY LOCATION

Located on Roosevelt Drive, the property is approximately **1.3 miles from State Route 8**, providing convenient access to the regional highway network and surrounding markets.

The location offers an attractive combination of **New Haven County accessibility and proximity to Fairfield County**, making it a practical base for companies serving customers and clients throughout the region.

The property is also situated near a variety of **restaurants, breweries, and amenities**, as well as the **Housatonic River**, providing convenient options for employees and visitors.

The Roosevelt Drive industrial corridor has a long history of manufacturing and industrial activity, making this a natural environment for businesses seeking a functional industrial location. Public property records also identify 257 Roosevelt Drive as a warehouse/industrial property within the MDD zoning district.

A RARE OPPORTUNITY FOR INDUSTRIAL USERS

Whether you're expanding your existing operation, relocating your manufacturing business, establishing a warehouse/distribution facility, or seeking a flexible space for a machine shop or R&D operation, **257 Roosevelt Drive offers the infrastructure, flexibility, and location to support your business.**

Clean facility. Functional layout. Strong industrial zoning. Convenient highway access. Immediate availability.

LEASE TERMS

Available Space: 15,775± SF

Divisibility: Yes

Lease Rate: \$11.00/SF + utilities

Availability: Immediate

Zoning: MDD – Light Industrial

All information is believed to be accurate but is subject to verification. Prospective tenants should independently verify measurements, permitted uses, zoning, utilities, and all other property information. Lease terms and availability are subject to change.

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