

400 LONG BEACH BOULEVARD
STRATFORD, CT
06615



Prime Office Suite in Stratford's Industrial Hub with 60 Parking Spaces for Vehicle Storage for Lease at \$5,333/Month 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** office suite is available for lease at a competitive rate of **\$5,333/Month NNN**. This suite includes the exclusive use of **60 parking spaces** available for vehicle storage—a valuable asset for businesses that require additional space for fleet or equipment storage.

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 building itself is home to reputable tenants, including Blanchard Transportation Services and Expand International Group, creating a vibrant and dynamic business environment. 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.

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.

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.

400 LONG BEACH BOULEVARD STRATFORD, CT 06615

Financial Information

Lease Rate:	\$5,333/Month NNN
Real Estate Taxes:	\$280/Month

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

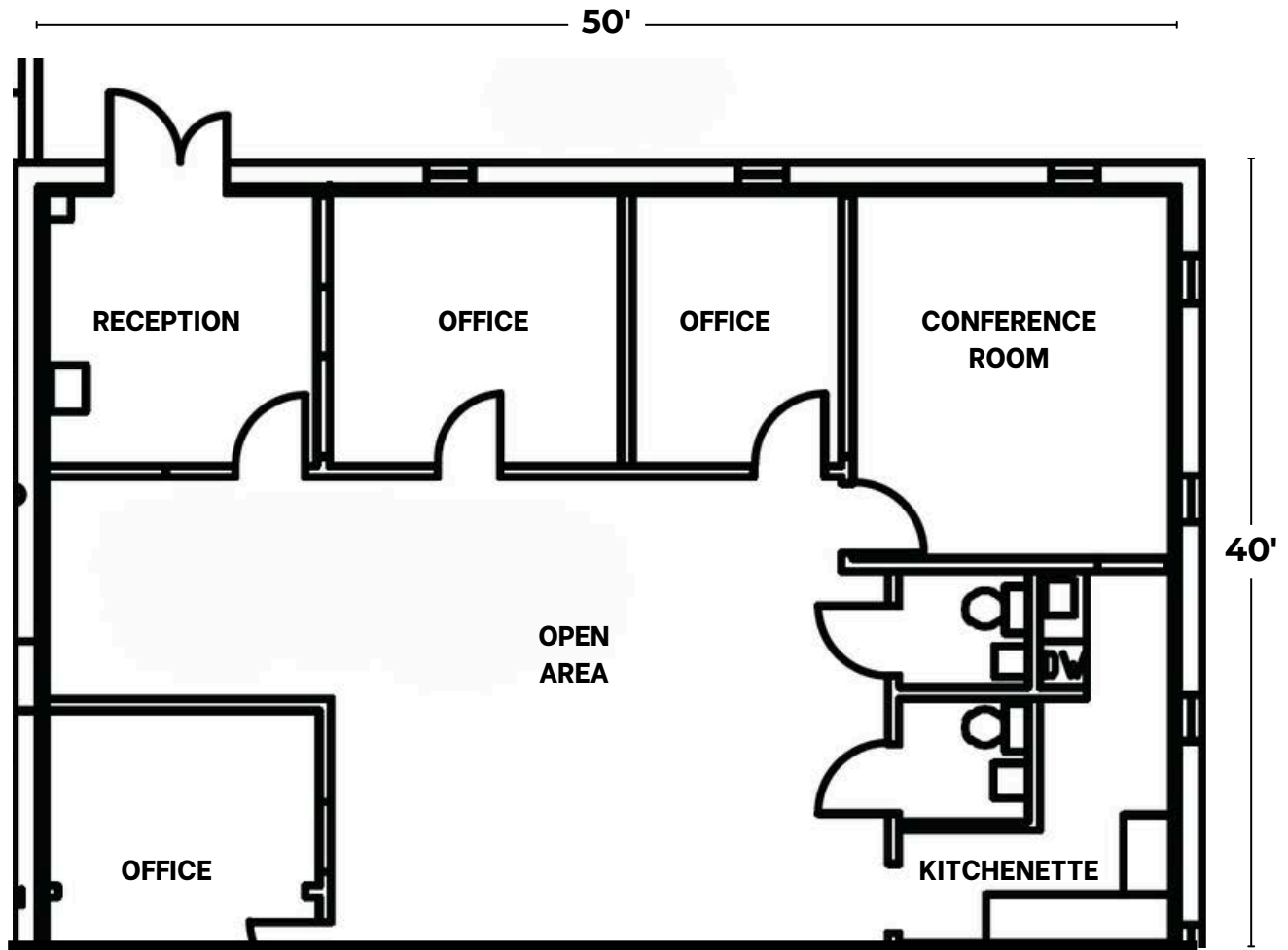
	3 Miles	5 Miles
Population:	118k	277k
Median HH Income:	\$115k	\$72.6k



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.

400 LONG BEACH BOULEVARD STRATFORD, CT 06615

Floor Plan: 2,000 SF

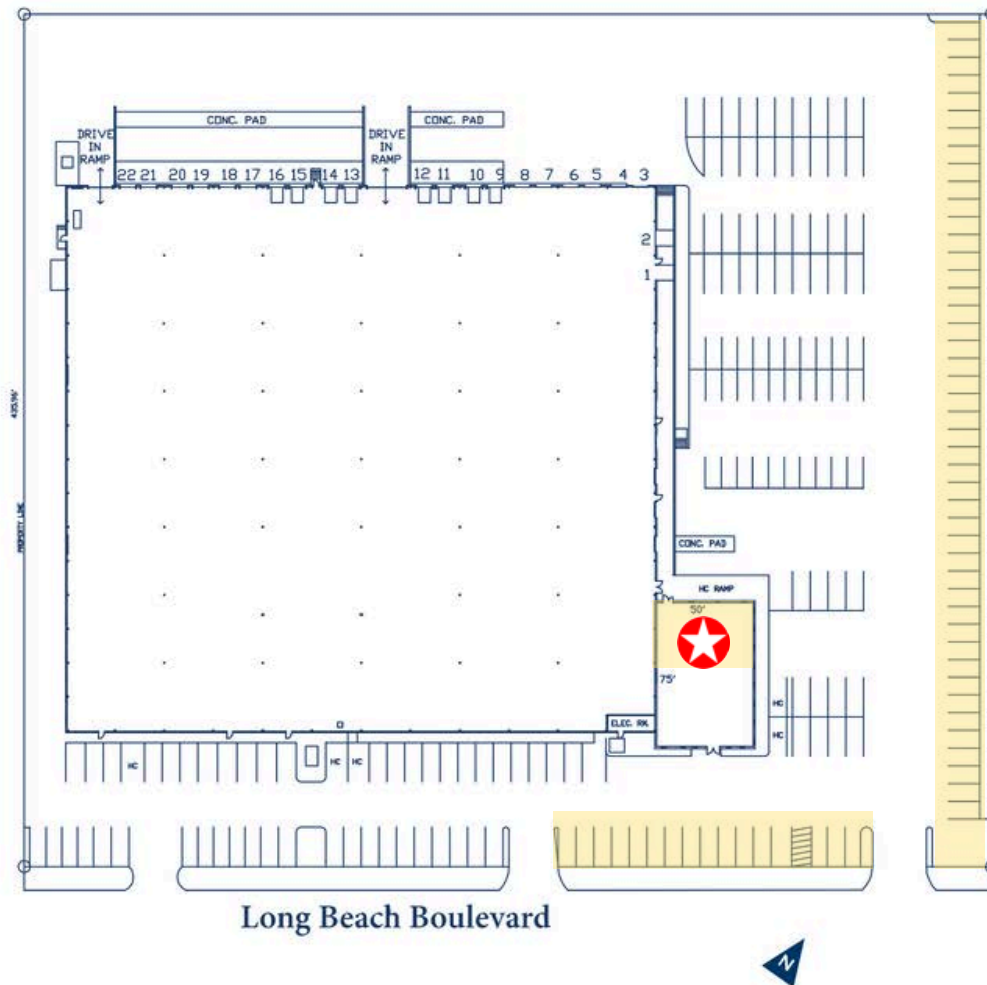


NOT TO SCALE

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.

400 LONG BEACH BOULEVARD STRATFORD, CT 06615

Parking Plan: 60 Exclusive Spaces



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.