

260 HATHAWAY DRIVE STRATFORD, CT 06615



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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Distribution/Warehouse Space with Loading for Lease at \$10/SF NNN

Angel Commercial, LLC, as the exclusive broker, is pleased to offer 6,402 SF of distribution/warehouse space for lease at **260 Hathaway Drive, Stratford, CT**, at \$10/SF NNN. This space is perfect for logistics companies, light manufacturers, and businesses needing flexible storage solutions.

The space is at the rear of a 17,950 SF freestanding industrial building equipped with an outdoor video surveillance security system. Built in 1974, the building sits on 1.33 acres in a Light Industrial District (MA) Zone. The space includes a 5,720 SF warehouse with an 18' ceiling height, a 1,365 SF shared loading area, a private entrance, and restroom privileges. The warehouse has a racking system for storage, LED lighting, paddle ceiling fans, and a gated back lot, making it ideal for warehouse use.

There are two loading docks shared with another tenant, Mr. Shower Door. One dock features a platform with a leveler and an 8'W x 8'H overhead door, while the other has an 8'W x 10'H overhead door. A chain-link fence with a lockable gate secures and separates the warehouse from the loading area. Additionally, there are two pedestrian entrances to the loading area. One entrance has an 8' wide double door accessible from the ground level via a 58' ramp.

Minutes from I-95, 260 Hathaway Drive is ideally located to take advantage of a skilled labor pool and major transportation hubs. The property is 3 miles from Sikorsky Memorial Airport for private and charter services and 5 miles from Bridgeport Harbor Marina for expanded shipping options. It is also near major distribution centers like FedEx, UPS, and Amazon and a new self-storage facility.

The area offers a range of amenities, including restaurants, fitness gyms, car rental services, retail shops, and beaches. The property is less than one mile from I-95 (Exit 30) and steps away from a Greater Bridgeport Transit Bus Stop at Garfield Avenue and Lordship Boulevard.

This versatile warehouse space at 260 Hathaway Drive offers an ideal combination of convenience, functionality, and location in Stratford, CT.





FINANCIAL INFORMATION

Lease Rate:	\$10/SF NNN
Real Estate Taxes:	\$1.88/SF (2023)

THE SITE

Gross Building Size:	27,950 SF
SF Available:	6,402 SF
Building Type:	Industrial
Land:	1.33 Acres
Zoning:	Light Industrial District (MA)
Year Built:	1974
Construction:	Brick Veneer
Stories:	One
Tenancy:	Two

FEATURES

Parking:	Ample
Shared Loading:	One 8' W x 8' H Loading Dock with Leveler, One 8' W x 10' H Loading Dock, 58' Ramp
Ceiling Height:	18'
Amenities:	Wet Sprinkler System, Fully Gated Back Lot, Racking System, Paddle Ceiling Fans, Restroom Privileges, LED Lighting, Outdoor Video Surveillance Security System

UTILITIES

Water/Sewer:	City/City
Heating:	Gas



MINUTES FROM I-95 WITH NEARBY AMENITIES



Nearby Amenities include Restaurants, Fitness Gym, Car Rental, Retail Shops, and Beaches.



Surrounded by Distribution Companies including FedEx, UPS, and Amazon.



Minutes to I-95, Exit 30, Sikorsky Memorial Airport, and Bridgeport Harbor Marina, and steps to a bus stop.

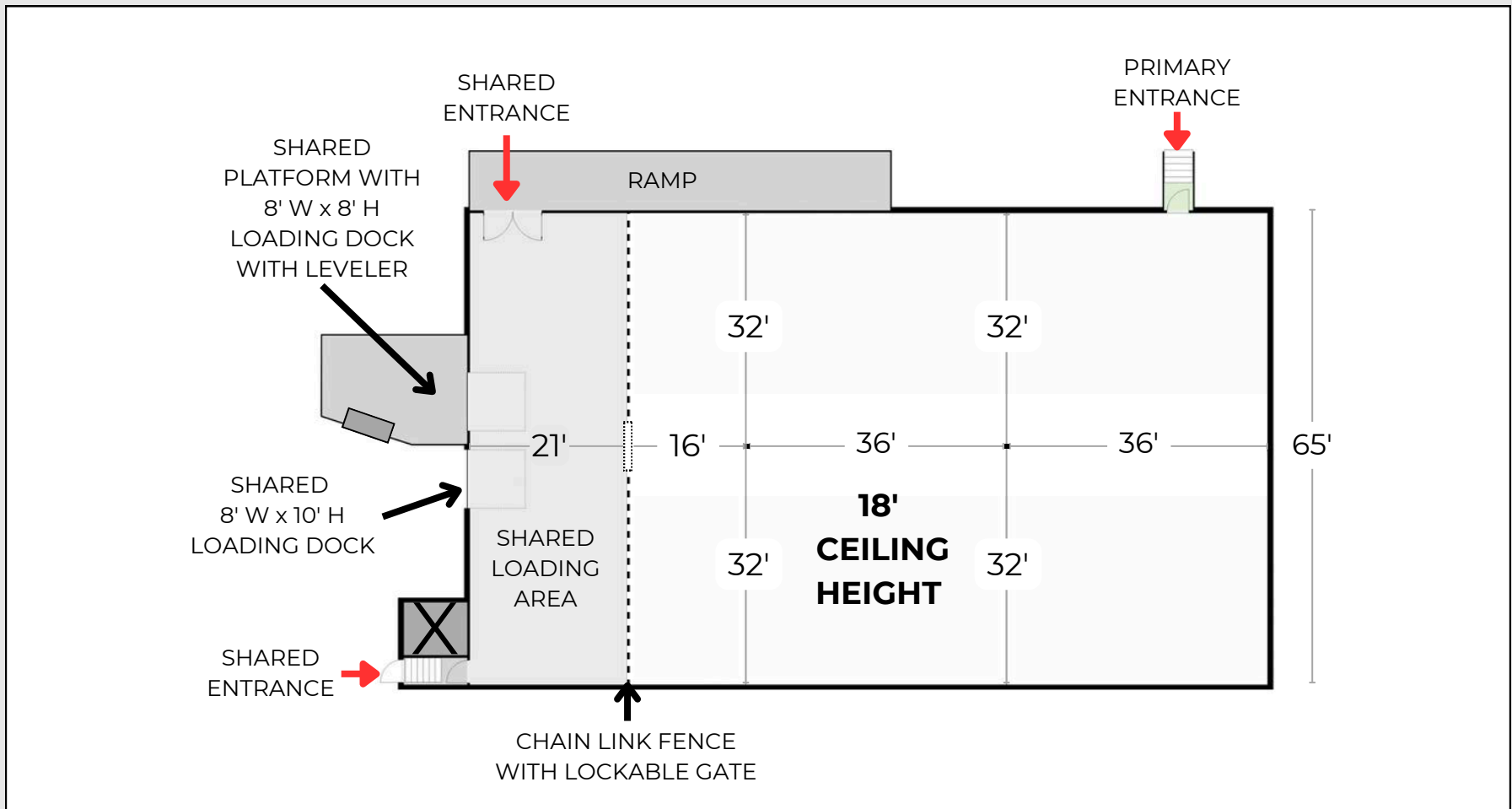
CENTRALLY LOCATED

260 HATHAWAY DRIVE
STRATFORD, CT
06615



FLOOR PLAN

6,402 SF



NOT TO SCALE - MEASUREMENTS ARE APPROXIMATE



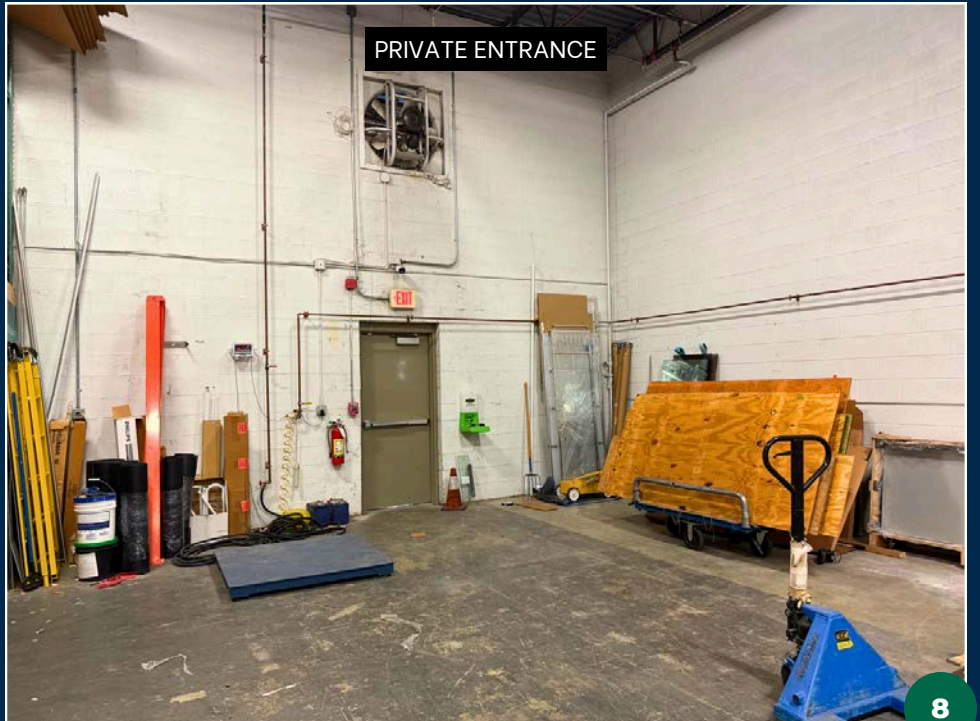
WAREHOUSE WITH RACKING SYSTEM



18' CEILING HEIGHT & PADDLE CEILING FANS



SHARED LOADING AREA



PRIVATE ENTRANCE

MULTIPLE SHARED LOADING OPTIONS

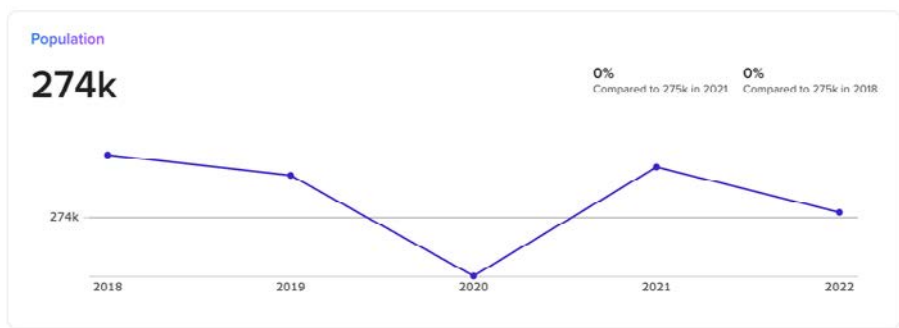
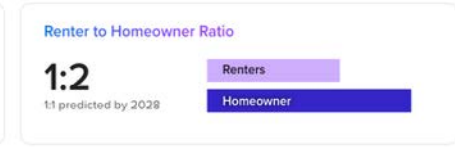
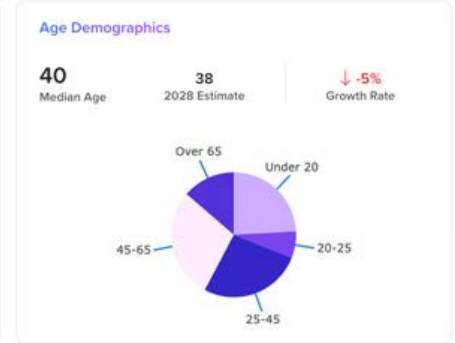
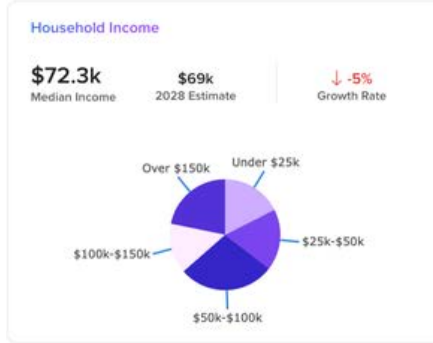
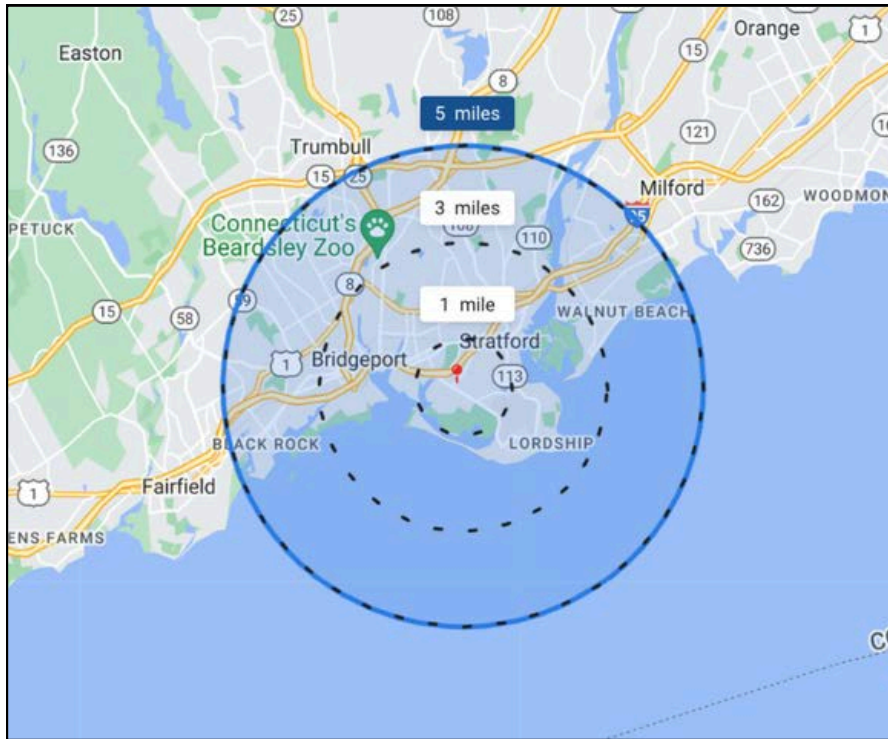


GATED BACK LOT WITH VIDEO SURVEILLANCE SYSTEM



DEMOGRAPHICS

FIVE MILES



NEXT STEPS

260 HATHAWAY DRIVE
STRATFORD, CT
06615



REVIEW ZONING
REGULATIONS



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LISTING



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