

350 LONG BEACH BOULEVARD
STRATFORD, CT
06615



PRIME INVESTMENT OPPORTUNITY: Fully Leased Industrial Warehouse for Sale at \$9,500,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a premier investment opportunity: a **fully leased 55,200 SF industrial warehouse** at **350 Long Beach Boulevard in Stratford, Connecticut**. Offered at **\$9,500,000**, this stabilized asset provides a **projected net operating income (over term) of \$574,171**, reflecting a strong **6.04% capitalization rate**.

The property is **100% leased** through **November 30, 2036**, to a single credit tenant, **Nuovo Pasta Productions, Ltd.**, on a **NNN basis** that significantly minimizes landlord expense exposure. Originally designed as a **multi-tenanted facility**, the building retains its highly versatile infrastructure, featuring **individual entry points** and **dedicated loading docks** for each original bay. This unique "flex" history ensures maximum long-term adaptability and future leasing flexibility.

Situated on **4.24 acres** within the prestigious **Stratford Executive Park**, this one-story, fireproof steel building offers low-maintenance ownership. Industrial features include a **24-foot clear ceiling height**, **twelve loading docks**, and **one drive-in door**.

Located in the heart of the Northeast Corridor, 350 Long Beach Boulevard provides unparalleled regional reach. This stabilized asset sits **1.2 miles from I-95 (Exit 30)**, offering seamless connectivity to New York City (under 60 miles) and major markets from Boston to Philadelphia. The site features direct regional access to Route 8, Route 25, and the Merritt Parkway, and is located only four miles from the Bridgeport Metro-North station—ensuring efficient distribution to a high-density consumer base.

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:	\$9,500,000
Real Estate Taxes:	\$119,440.14 (2026) - Paid by Tenant
Average Projected NOI (Over Term):	\$574,171
Cap Rate:	6.04%

The Site

Total Building Size:	55,200 SF
Land:	4.24 Acres
Zoning:	Light Industrial District (MA)
Year Built:	2001
Construction:	Fireproof Steel
Stories:	One
Tenancy:	Single (Subdividable for up to 5 Tenants)

Features

Parking:	156 Surface Spaces
Ceiling Height:	24' Clear
Floor Load:	6" Concrete Slab on Grade 400 Lbs/SF
Column Spacing:	44' - 50' Bays
Loading:	12 Loading Docks, 1 Drive-in Door
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, 480/277 Volts, 3-Phase



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