

555 LORDSHIP BOULEVARD STRATFORD, CT 06615



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

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BROKER

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Owner-User Opportunity: Industrial Flex Property with Income Stream for Sale at \$5,550,000

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is offering a **53,432 RSF industrial flex building on 3.21 acres at 555 Lordship Boulevard in Stratford, Connecticut**, for sale at **\$5,550,000**. Positioned at the signalized intersection of Lordship Boulevard and Long Beach Boulevard, the property benefits from 311 feet of frontage on Route 113 (Lordship Boulevard), offering excellent visibility and accessibility.

This unique opportunity provides a **stable income stream**, generating a **2024 Net Operating Income (NOI) of \$209,055**, with significant upside potential. The property is currently **65% occupied**, with **34,524 RSF** leased to eight established tenants under modified gross leases. If the remaining **18,908 RSF** is leased at a market rate of **\$15.87/RSF**, an additional **\$300,083 in annual rental income** could be realized—enhancing overall returns and positioning this asset as a strong value-add investment.

Located within Stratford Executive Park in a General Industrial (MB) Zone, this high tech, single-story facility is efficiently subdivided for multi-tenant use—ideal for an owner-user or investor seeking both operational space and rental income. The building features central air-conditioned office space, fiber optics and cable services, a 100% wet sprinkler system with 24/7/365 alarm notifications, and is powered by 2,000 Amps, 208 Volts, 3-Phase electrical service. With 9 loading docks (one with a leveler), and a 15-foot ceiling height in the warehouse areas, the property is well-suited for distribution, warehousing, and light manufacturing operations. The adjacent 1.87-acre vacant parcel, offered by a separate owner, is also available for sale, presenting potential for expansion or redevelopment.

Tenants include Quest Diagnostics LLC, Rotary Sports Shop Inc., AWP, Inc., Seacrest Foods, CueScript, Judge Tool and Gage C, M and D Coatings LLC, and Stratford Development Corporation. The leases include annual adjustments tied to property tax increases and the Consumer Price Index (CPI), providing predictable income and expense recovery.

Strategically situated just 0.7 miles from I-95 (Exit 30 – CT-113 N/Lordship Boulevard), the property offers excellent highway access and is close to major transportation hubs, including Igor Sikorsky Memorial Airport (1.8 miles) and the Bridgeport Metro-North train station (3.3 miles). This industrial flex property in Stratford, CT, presents a compelling combination of immediate cash flow, leasing upside, and a prime location within Fairfield County's thriving commercial and industrial market.

Financial Information

Sale Price:	\$5,550,000
Real Estate Taxes:	\$115,419.02 (2024)

The Site

Building Size:	53,432 RSF
Occupancy:	65%
Space Available:	18,908 RSF
Min. Contiguous:	3,000 RSF
Max. Contiguous:	13,908 RSF
Land:	3.21 Acres
Zoning:	General Industrial (MB)
Year Built:	1984
Construction:	Prefinished Metal, Brick Veneer
Stories:	One
Tenancy:	Multiple

Features

Parking:	176 Surface Spaces (3.3 Per 1,000)
Ceiling Height:	15' Open Areas, 9'4" Office Areas
Floor Load:	Concrete Slab; 300 Lbs/SF
Column Spacing:	50' x 40'
Loading:	9 Loading Docks (One with Leveler)
Amenities:	Full HVAC in Office with Gas-Fired Heat, Fiber Optics & Cable Services, 100% Wet Sprinkler System with Alarm Notification 24/7/365

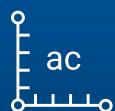
Utilities

Water/Sewer:	City/City
A/C:	Partial
Heating:	Gas
Power:	2,000 Amps, 208 Volts, 3 phase

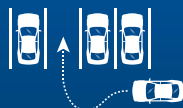


**POTENTIAL FOR
EXPANSION OR
REDEVELOPMENT**
The adjacent 1.87-acre
vacant parcel, offered
by a separate owner,
is also available
for sale.

VERSATILE INDUSTRIAL FLEX BUILDING WITH EXPANSION POTENTIAL



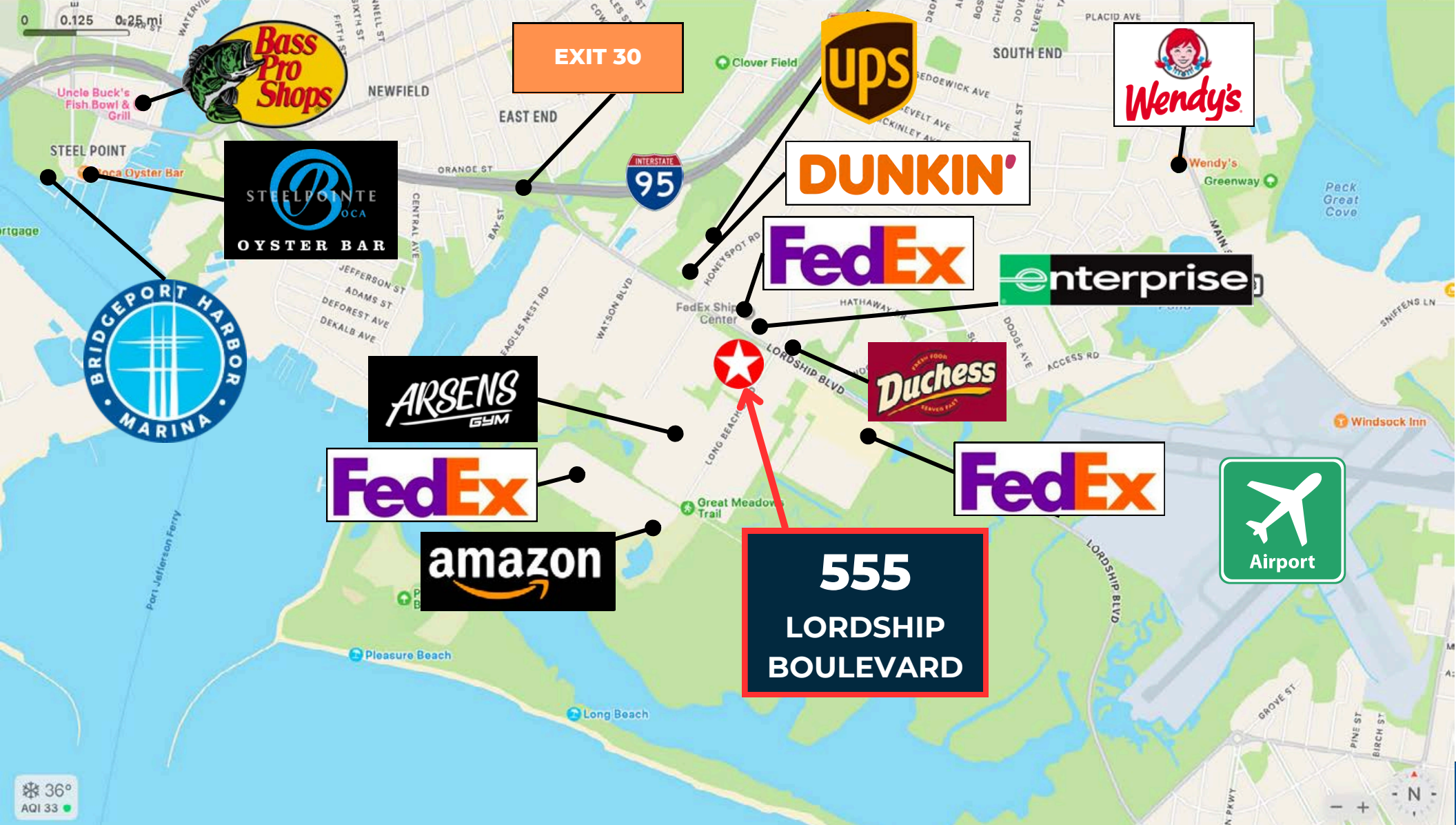
53,432 RSF Building on 3.21
Acres with Potential Expansion
or Redevelopment



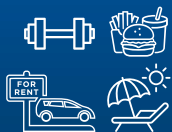
Parking and Vehicle
Storage for 176 Cars



Nine Loading Docks
(One with Leveler)



IDEAL COMMUTER LOCATION WITH NEARBY AMENITIES



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



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



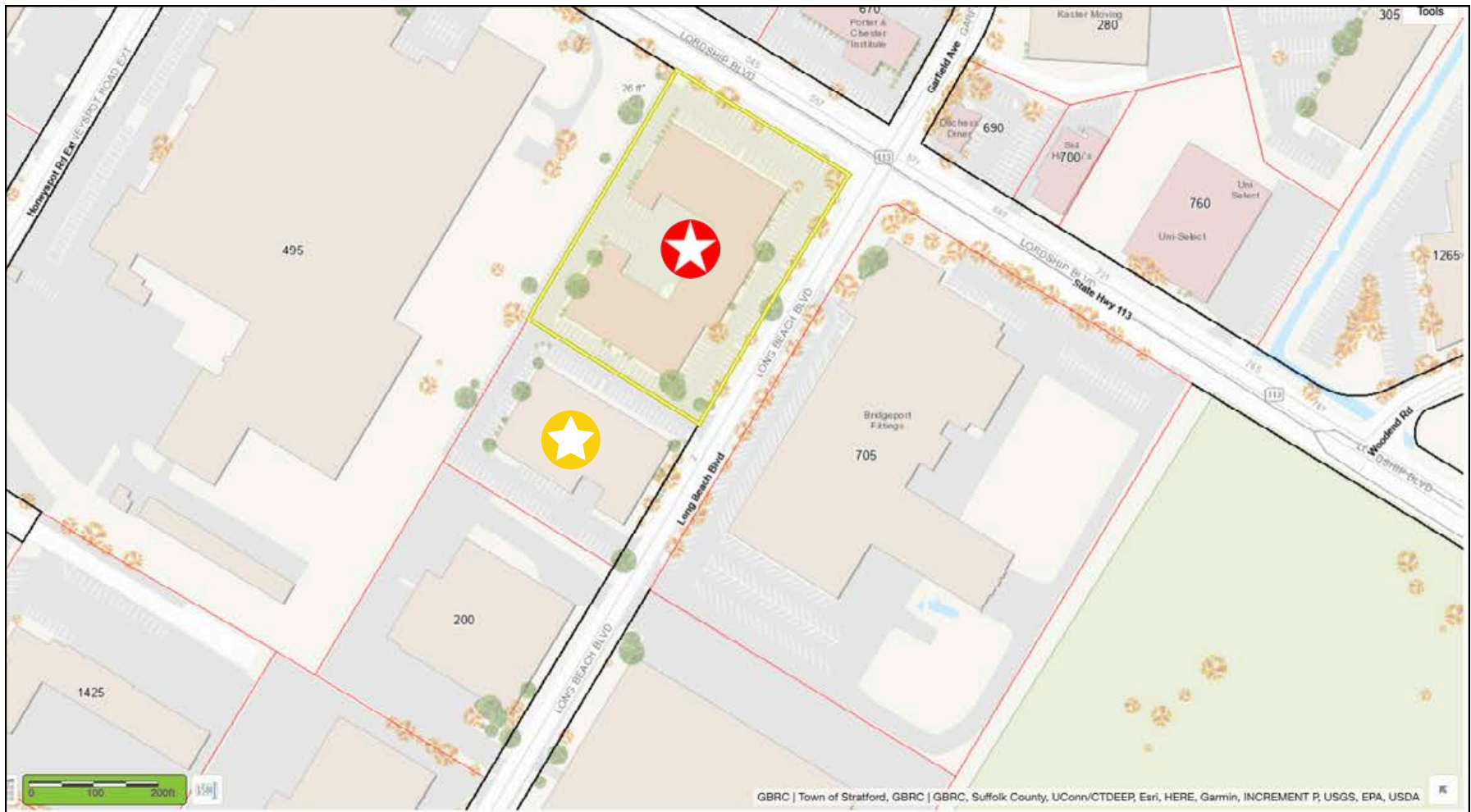
Minutes to I-95, Exit 30, Sikorsky Memorial Airport, and Bridgeport Harbor Marina, and steps to a bus stop.

CENTRALLY LOCATED



PARCEL MAP

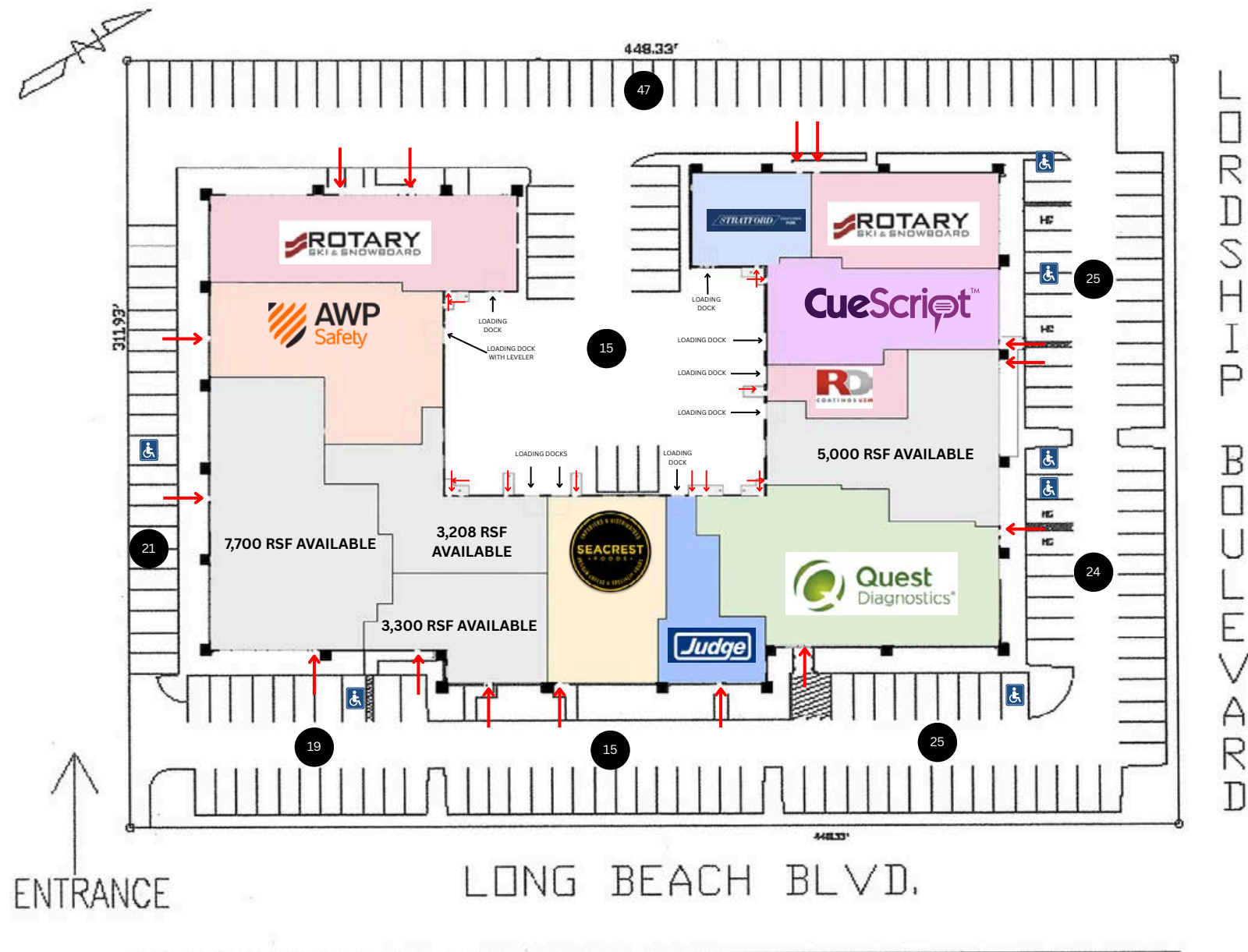
3.21 ACRES



The adjacent 1.87-acre vacant parcel, offered by a separate owner, is also available for sale, presenting potential for expansion or redevelopment.

BUILDING LAYOUT

53,432 RSF



TENANT ROSTER HIGHLIGHTS



Quest Diagnostics LLC: A Fortune 500 company and one of the world's leading providers of diagnostic information services, Quest Diagnostics offers cutting-edge laboratory testing and health insights. As a national healthcare leader, Quest brings financial strength and long-term stability to the tenant mix.



Rotary Sports Shop Inc.: An established provider of customized sporting goods, apparel, and equipment, Rotary Sports Shop has served schools, teams, and organizations for decades. Their deep community ties and niche market presence make them a dependable, long-term tenant.



AWP Safety: A premier North American provider of traffic control and safety solutions, AWP Safety supports critical infrastructure, construction, and utility projects. Operating in an essential industry with ongoing demand, AWP Safety represents a stable, service-based tenant with national reach.



Seacrest Foods: A regional distributor specializing in fine cheeses and specialty foods, Seacrest Foods supplies retailers and foodservice providers throughout the Northeast. With strong relationships in the growing specialty food market, Seacrest is a reliable tenant in the distribution sector.



CueScript: An international leader in teleprompting solutions, CueScript designs and manufactures innovative prompting equipment for broadcast, corporate, and live events. Their presence highlights the property's appeal to high-tech and creative industry tenants.



Judge Tool & Gage Co.: A trusted supplier of precision measuring tools and calibration services, Judge Tool & Gage serves manufacturing, aerospace, and engineering sectors. With a focus on quality and technical expertise, they offer stability through long-standing industrial demand.

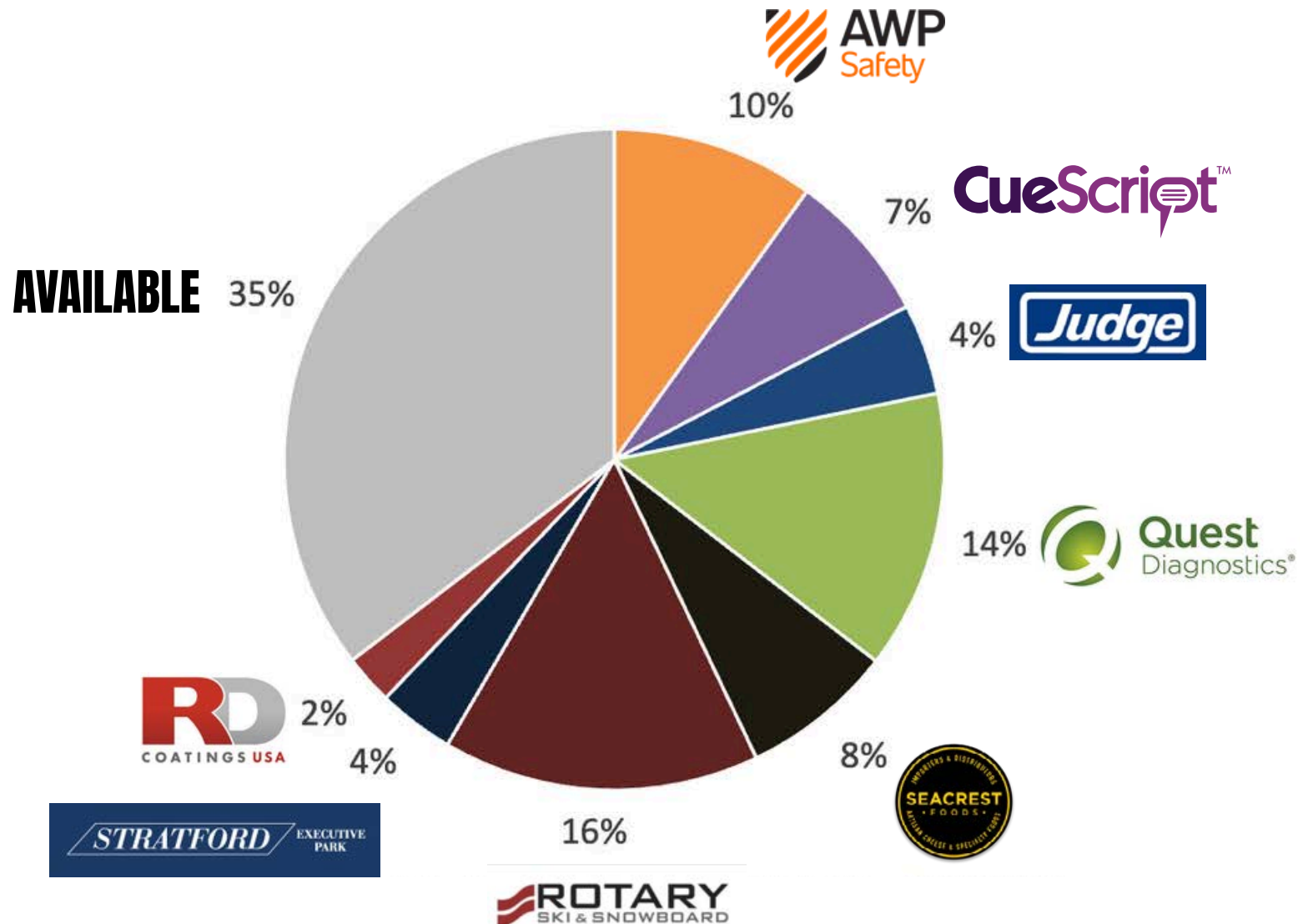


M and D Coatings LLC (DBA as RD Coatings USA): A specialized provider of industrial coating solutions, M and D Coatings supports commercial and industrial clients with protective and decorative coatings. Their operations align well with light industrial zoning, reflecting steady demand in maintenance and construction sectors.



Stratford Development Corporation: A local enterprise involved in property management and development, Stratford Development Corporation leverages its regional expertise to support business growth. As a tenant with vested interests in the community, they represent a committed, location-focused occupant.

TENANT DISTRIBUTION BY SQUARE FOOTAGE



AT A SIGNALIZED INTERSECTION



VISIBLE SIGNAGE



RETAIL TENANT ON WEST SIDE



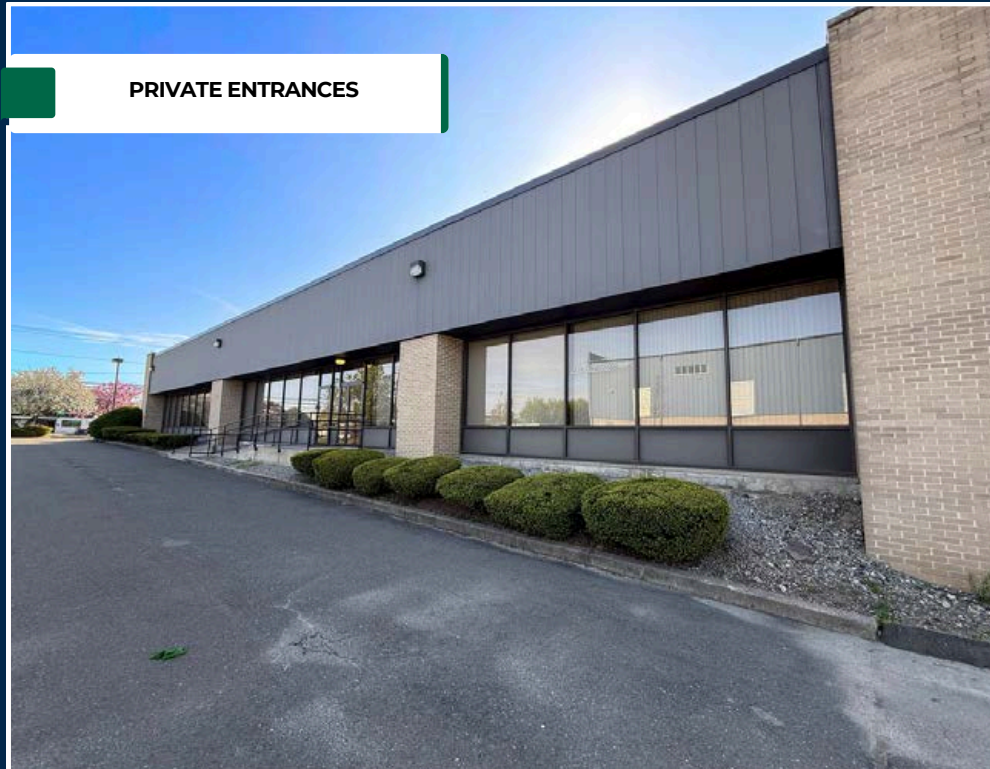
FACING LORDSHIP BOULEVARD



ABUNDANT PARKING



PRIVATE ENTRANCES



NINE LOADING DOCKS

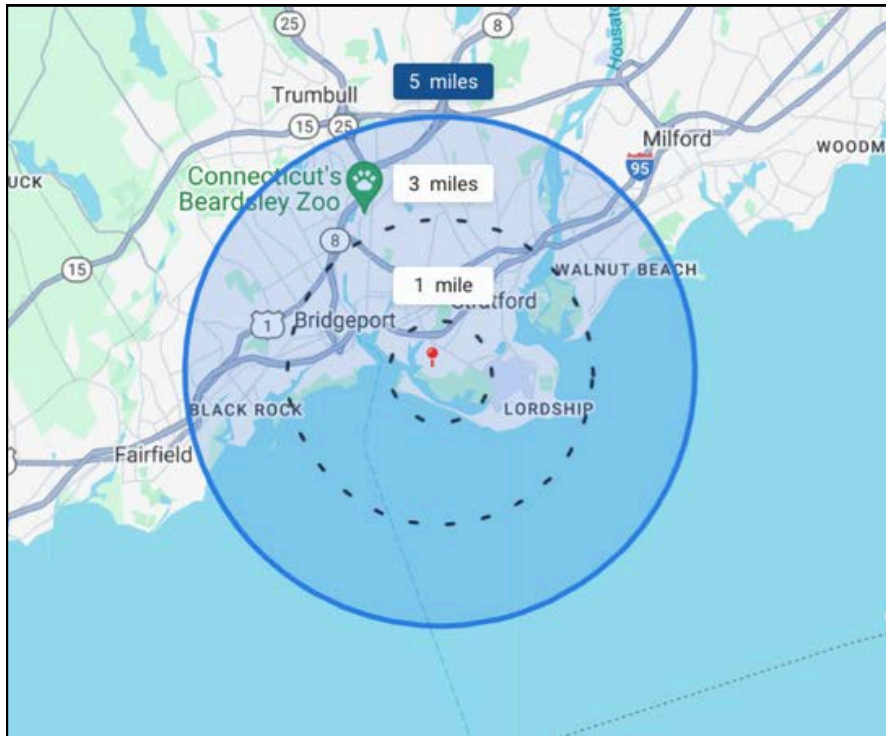


ONE DOCK WITH LEVELER



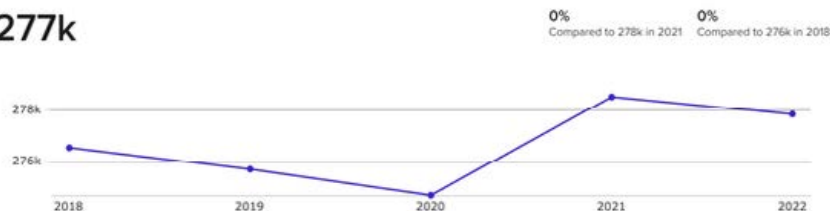
DEMOGRAPHICS

FIVE MILES



Population

277k



Household Income

\$72.6k

Median Income

\$82k

2028 Estimate

↑ 13%
Growth Rate



Age Demographics

40

Median Age

39

2028 Estimate

↓ -2%
Growth Rate



Housing Occupancy Ratio

12:1

16:1 predicted by 2028



Renter to Homeowner Ratio

1:2

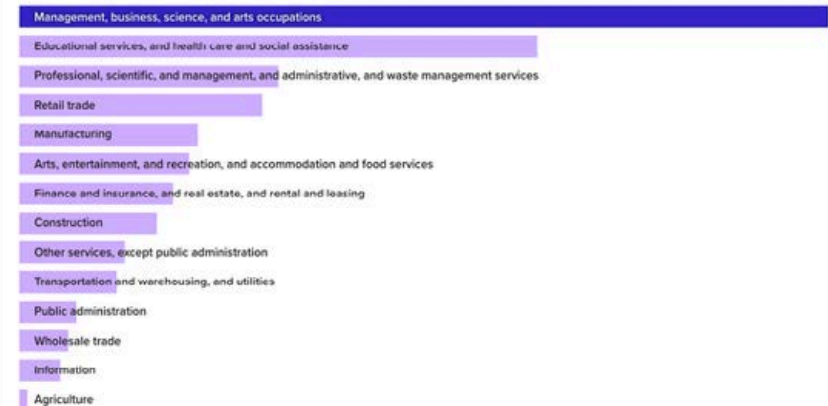
1:1 predicted by 2028



Number of Employees

227k

Top Employment Categories



NEXT STEPS

555 LORDSHIP BOULEVARD
STRATFORD, CT
06615



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



VIEW TAX BILL



SIGN CONFIDENTIALITY
AGREEMENT



EMAIL BROKER



CALL BROKER

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