

# OFFICE FOR LEASE FLEX MIXED-USE SPACE

OFFICE - INDUSTRIAL - WAREHOUSE - MANUFACTURING



53 HANCOCK ST. STRATFORD, CT

Newly renovated commercial building. Great opportunity for a growing business. Property consists of **8,558 sqft of flexible mixed-use space** with offices on the 1st and 2nd floors, open space in the center, and warehouse space in the back with a loading dock. Renovated in 2015 and again in 2025. New A/C units, LED lighting, kitchens, fresh paint, smart thermostats, and a mix of concrete and new laminate floors. Clean and well-maintained. Exit 32 off 95, access via Hancock St. and Sheridan St. Parking in the front and back.

**BUILDING:** 2-STORY BUILDING, 0.34 ACRES, BUILT IN 1948, RENOVATED IN 2016 AND 2025

**SPACE:** 8,558 SQFT, MIX OF 10' AND 15' 6" CEILINGS

**PRIVATE OFFICES:** 7 + OPEN SPACE

**PARKING:** 5 SPACES IN THE FRONT, 10 IN THE BACK + OFF-STREET PARKING

**ZONING/USE:** LIGHT INDUSTRIAL (MA), CLASS I, OFFICE

**ELECTRIC:** 200 AMP & 100 AMP, 230 VOLTS, 3 PHASE

**UTILITIES:** CITY WATER, SEWER, AND NATURAL GAS

**HEAT:** GAS FORCED AIR HEAT

**AIR CONDITIONED:** YES, 2 NEW UNITS FROM 2017

**LOADING:** DRIVE IN GARAGE DOOR + RAISED LOADING DOCK

**MISC:** INSTANT HOT WATER, KITCHEN + BATHROOMS

**RENTAL RATE:** \$13.40/SQFT. (\$10.87 BASE +2.53 NNN)

**PRICE:** \$9,556/MONTH FOR 1<sup>ST</sup> YEAR

**RENTAL TERM:** 36-MONTH MIN



FOR ADDITIONAL INFORMATION, PLEASE

CONTACT STEVE GENTILE AT

203.520.9393 OR

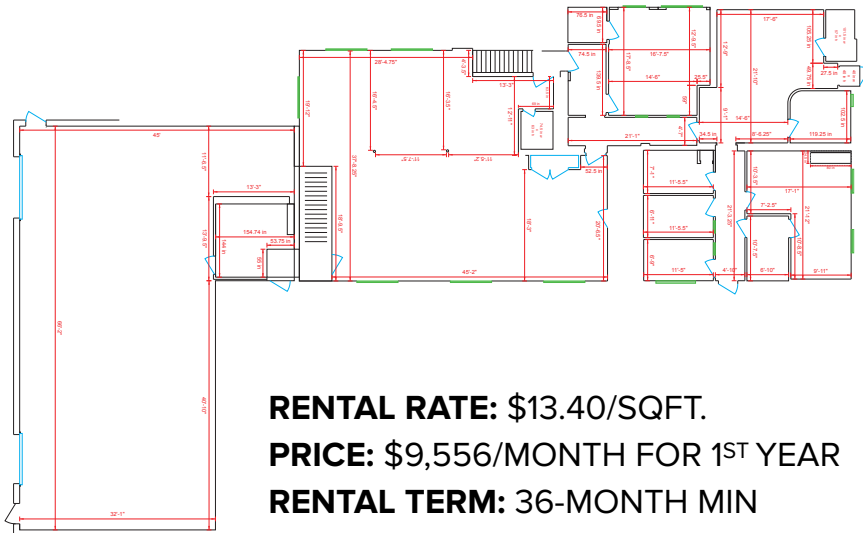
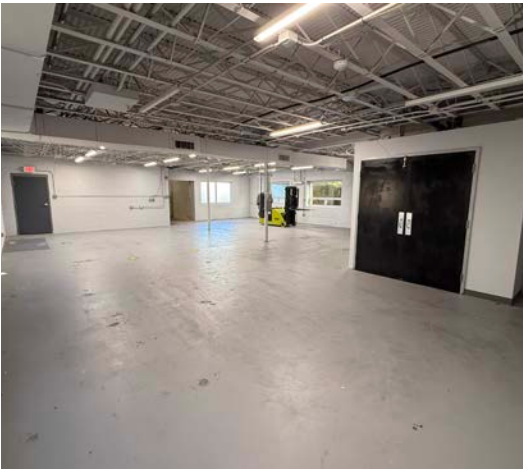
SOLDBYSTEVEGENTILE@GMAIL.COM

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



# 53 HANCOCK ST. STRATFORD, CT

Minutes from the train station, shopping, restaurants, downtown, and more. Plenty of power and updated electrical circuits. Well-maintained and move-in ready. Over \$200,000 in renovations.



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