

# 1 LACEY PLACE

SOUTHPORT, CT



**FOR SALE 34,057 SF**

**2.7 ACRES | REDEVELOPMENT OPPORTUNITY**

1laceyplace.com

# BUILDING SPECIFICATIONS

Discover 1 Lacey Place—a rare 34,057 SF redevelopment opportunity in prestigious Southport, Connecticut. Strategically positioned just 1 mile from I-95 (Exit 19), 20 miles from Greenwich, and under 55 miles from Manhattan, this exceptional property offers unmatched potential in one of Connecticut’s most desirable markets.

|   |   |
|---|---|
| <b>Total building size</b><br>- Manufacturing<br>- Office | 34,057 SF<br>- 19,557 SF<br>- 14,500 SF |
| <b>Land size</b>  | 2.7 acres                               |
| <b>Stories</b>  | One 2-story building                    |
| <b>Clear height</b>                                       | 12' clear                               |
| <b>Loading docks</b>                                      | 2                                       |
| <b>Floors</b>   | Reinforced concrete                     |
| <b>Walls</b>  | Single pane glass,<br>masonry           |
| <b>Roof</b>   | Tectum decking, built up                |
| <b>Sprinkler</b>  | Wet & Dry Systems                       |
| <b>Vehicle parking</b>                                    | 75 spaces                               |



## Zoning (DID Zone)

### Permitted Uses:

- Manufacturing/Research Lab
- Wholesale businesses, warehousing
- Building Contractor, Auto Leasing/Rental
- Veterinary Hospital, Printing/Publishing
- Indoor Recreational facility
- Dog Day Care, Farmer’s Market

### Permitted Use by Special Exception:

- Auto Repair, painting, upholstery
- Sale of New/Used Automobiles or Rental

# REGIONAL CONNECTIVITY

Strategically positioned at 1 Lacey Place, businesses gain superior connectivity throughout Manhattan, New England, and the bustling tri-city metropolitan region of Bridgeport-Stamford-Norwalk. This coveted location provides organizations with a distinct market advantage, facilitating efficient operations while capturing the area's extensive customer demographics.



## Major Roads and Cities:

|                               |                                 |
|-------------------------------|---------------------------------|
| I-95 – <b>1.3 miles</b>       | Manhattan – <b>52.1 miles</b>   |
| I-84 – <b>20.0 miles</b>      | Hartford – <b>61.8 miles</b>    |
| New Haven – <b>26.1 miles</b> | Providence – <b>120.6 miles</b> |
| I-91 – <b>40.2 miles</b>      | Boston – <b>160 miles</b>       |



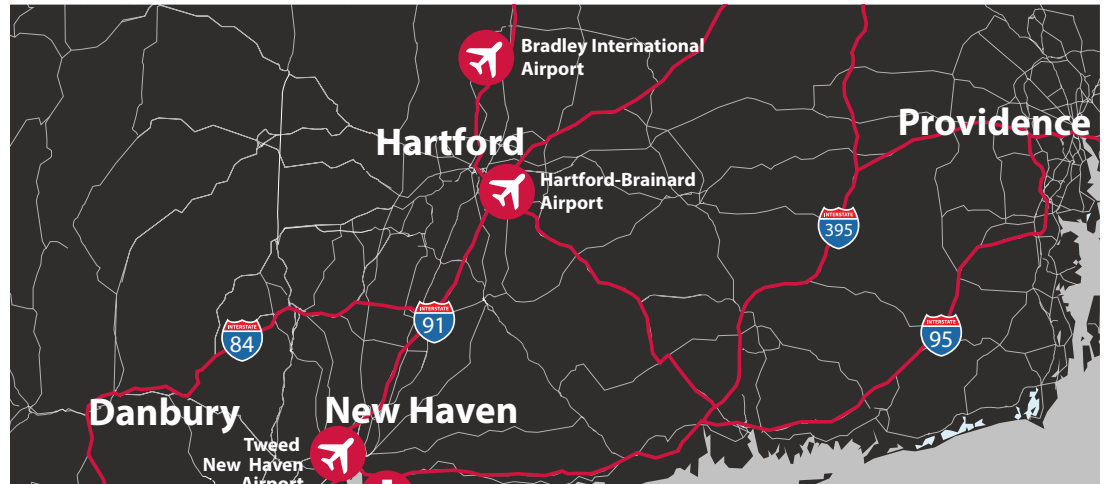
## Airports:

Tweed New Haven Airport – **25.6 miles**  
 Westchester Airport – **29.3 miles**  
 LaGuardia Airport – **46.8 miles**  
 John F. Kennedy International Airport – **53.4 miles**  
 Hartford-Brainard Airport – **57.4 miles**  
 Newark Liberty International Airport – **70.7 miles**  
 Bradley International Airport – **72.6 miles**



## Ports:

Bridgeport Harbor/Port of Bridgeport – **7.0 miles**  
 Port of New Haven – **25.2 miles**  
 Port Newark/Elizabeth – **70.5 miles**





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SOUTHPORT, CT

New Porsche Dealership

Post Rd.



**FOR MORE INFORMATION, PLEASE CONTACT:**

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