

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.

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



Zoning (D1D 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 – 1.3 miles	Manhattan – 52.1 miles
I-84 – 20.0 miles	Hartford – 61.8 miles
New Haven – 26.1 miles	Providence – 120.6 miles
I-91 – 40.2 miles	Boston – 160 miles



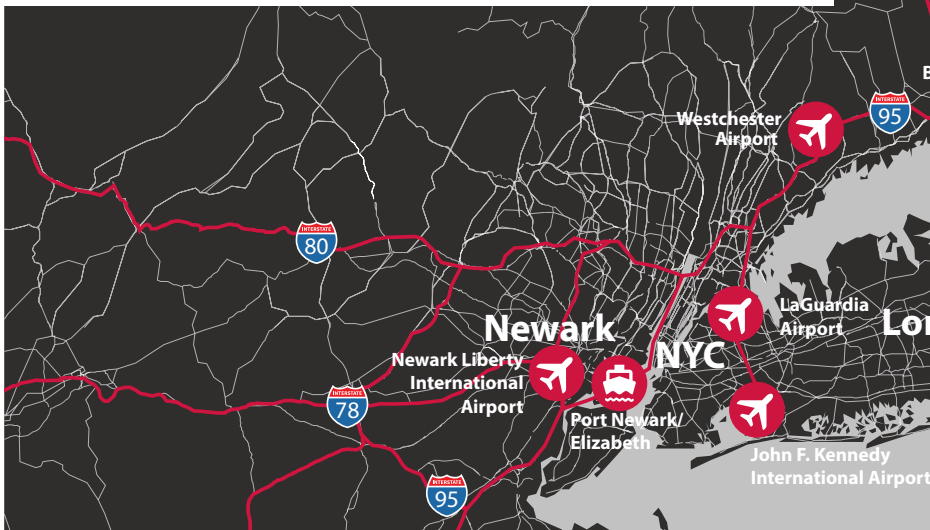
Airports:

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





FOR MORE INFORMATION, PLEASE CONTACT:

James Panczykowski
james.panczykowski@jll.com
+1 203 705 2248

Paul Tortora
paul.tortora@jll.com
+1 203 705 2263

Jones Lang LaSalle Brokerage, Inc
1 Station Pl Suite 103,
Stamford, CT 06902

1laceyplace.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.