

260 HATHAWAY DRIVE

STRATFORD, CT
06615



Distribution/Warehouse Space with Loading for Lease at \$10/SF NNN

Angel Commercial, LLC, as the exclusive broker, is pleased to offer 6,402 SF of distribution/warehouse space for lease at **260 Hathaway Drive, Stratford, CT**, at \$10/SF NNN. This space is perfect for logistics companies, light manufacturers, and businesses needing flexible storage solutions.

The space is at the rear of a 17,950 SF freestanding industrial building equipped with an outdoor video surveillance security system. Built in 1974, the building sits on 1.33 acres in a Light Industrial District (MA) Zone. The space includes a 5,720 SF warehouse with an 18' ceiling height, a 1,365 SF shared loading area, a private entrance, and restroom privileges. The warehouse has a racking system for storage, LED lighting, paddle ceiling fans, and a gated back lot, making it ideal for warehouse use.

There are two loading docks shared with another tenant, Mr. Shower Door. One dock features a platform with a leveler and an 8'W x 8'H overhead door, while the other has an 8'W x 10'H overhead door. A chain-link fence with a lockable gate secures and separates the warehouse from the loading area. Additionally, there are two pedestrian entrances to the loading area. One entrance has an 8' wide double door accessible from the ground level via a 58' ramp.

Minutes from I-95, 260 Hathaway Drive is ideally located to take advantage of a skilled labor pool and major transportation hubs. The property is 3 miles from Sikorsky Memorial Airport for private and charter services and 5 miles from Bridgeport Harbor Marina for expanded shipping options. It is also near major distribution centers like FedEx, UPS, and Amazon and a new self-storage facility.

The area offers a range of amenities, including restaurants, fitness gyms, car rental services, retail shops, and beaches. The property is less than one mile from I-95 (Exit 30) and steps away from a Greater Bridgeport Transit Bus Stop at Garfield Avenue and Lordship Boulevard.

This versatile warehouse space at 260 Hathaway Drive offers an ideal combination of convenience, functionality, and location in Stratford, CT. For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

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

Lease Rate:	\$10/SF NNN
NNN Costs:	\$3.58/SF (2024-2025) + Tenant's Electricity

THE SITE

Gross Building Size:	27,950 SF
SF Available:	6,402 SF
Building Type:	Industrial
Land:	1.33 Acres
Zoning:	Light Industrial District (MA)
Year Built:	1974
Construction:	Brick Veneer
Stories:	One
Tenancy:	Two

FEATURES

Parking:	Ample
Shared Loading:	One 8' W x 8' H Loading Dock with Leveler, One 8' W x 10' H Loading Dock, 58' Ramp
Ceiling Height:	18'
Amenities:	Wet Sprinkler System, Fully Gated Back Lot, Racking System, Paddle Ceiling Fans, Restroom Privileges, LED Lighting, Outdoor Video Surveillance Security System

UTILITIES

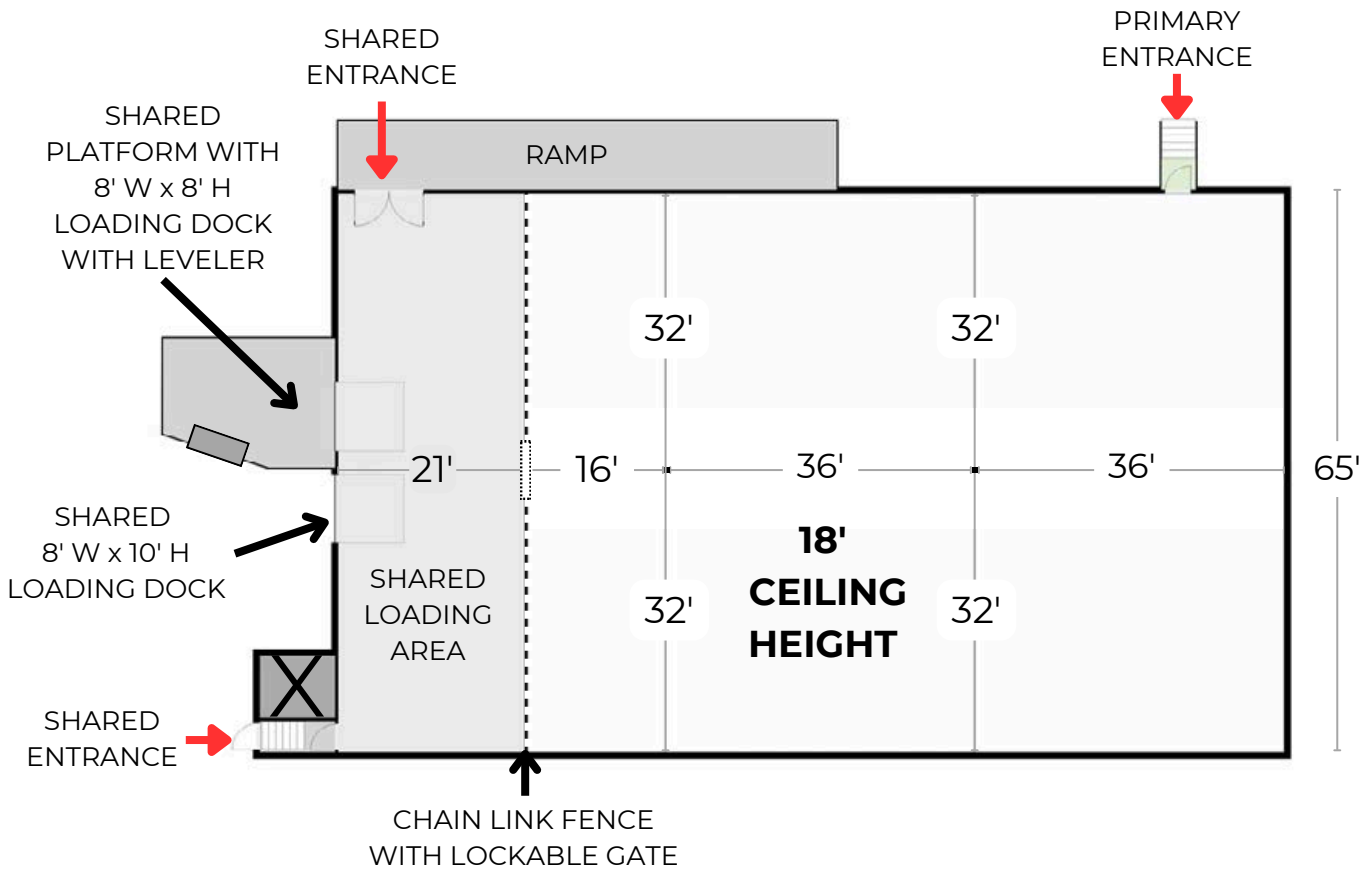
Water/Sewer:	City/City
Heating:	Gas



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FLOOR PLAN: 6,402 SF



NOT TO SCALE

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