

30 NUTMEG DRIVE
TRUMBULL, CT
06611



Prime 36,856 RSF Warehouse & Flex Space Adjacent to Route 8 (Exit 7) for Lease at \$9/RSF NNN

Angel Commercial, LLC presents a premier **leasing opportunity** at **30 Nutmeg Drive, Trumbull, CT**, offered at **\$9/RSF NNN**. This versatile **36,856 RSF unit** is ideally configured for warehouse, flex, or recreational use (subject to zoning approval). Situated within the highly desirable Trumbull Corporate Park, this space occupies a portion of an **86,894 SF commercial building** on a **5.09-acre lot**, providing tenants with a high-visibility address and abundant on-site parking.

SPACE CONFIGURATION & FEATURES:

Accessed via the building's main entrance, the floor plan is thoughtfully divided to maximize operational efficiency:

- **Warehouse Space (33,856 RSF):** Features an **18' 2" clear ceiling height**, **four loading docks (one equipped with a leveler)**, a manager's office, a breakroom, a mezzanine, and access to two shared restrooms.
- **Office Space (~3,000 RSF):** A professional layout featuring **central air conditioning** and encompassing a reception area, six private offices, a conference room, a kitchenette, and two private restrooms.
- **Infrastructure & Security:** Fully equipped with a wet sprinkler system, video surveillance, an on-site compactor, and three high-voltage transformers located outside the building.

STRATEGIC REGIONAL CONNECTIVITY:

Positioned as a logistical nexus in Fairfield County, 30 Nutmeg Drive offers unparalleled access to the Northeast corridor. Strategically located **just 1.5 miles from Route 8**, the property provides a **direct 15-mile connection to the I-84** interchange in Waterbury for seamless regional distribution and commuting.

LOCATION & LIFESTYLE:

Benefit from exceptional highway exposure while enjoying convenient access to a wide array of local amenities across Trumbull and nearby Bridgeport Avenue in Shelton. With its robust infrastructure and highly accessible location, 30 Nutmeg Drive is the premier destination for businesses seeking a high-functioning industrial or flex footprint in Connecticut.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental rates or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

30 NUTMEG DRIVE TRUMBULL, CT 06611

FINANCIAL INFORMATION

Lease Rate: \$9.00/RSF NNN

CAM Expenses: \$3.15/RSF (2026)

THE SITE

Space Available: 36,856 RSF

Total Building

Size: 86,894 RSF

Land: 5.09 Acres

Zoning: Light Industry 3-Acre (I-L3)

Year Built: 1967

Construction: Concrete / Stone Masonry

Stories: One

Tenancy: Multiple

FEATURES

Parking: Abundant

Ceiling Height: 18' 2" Clear

Column Spacing: 30' x 40'

Loading: Four Loading Docks (One with Leveler)

Amenities: Compactor, 3 High-Voltage Transformers, Wet Sprinkler System, Video Surveillance System

UTILITIES

Water/Sewer: Public Water / Public Sewer

A/C: Central Air Conditioning (Office Only)

Heating: Gas

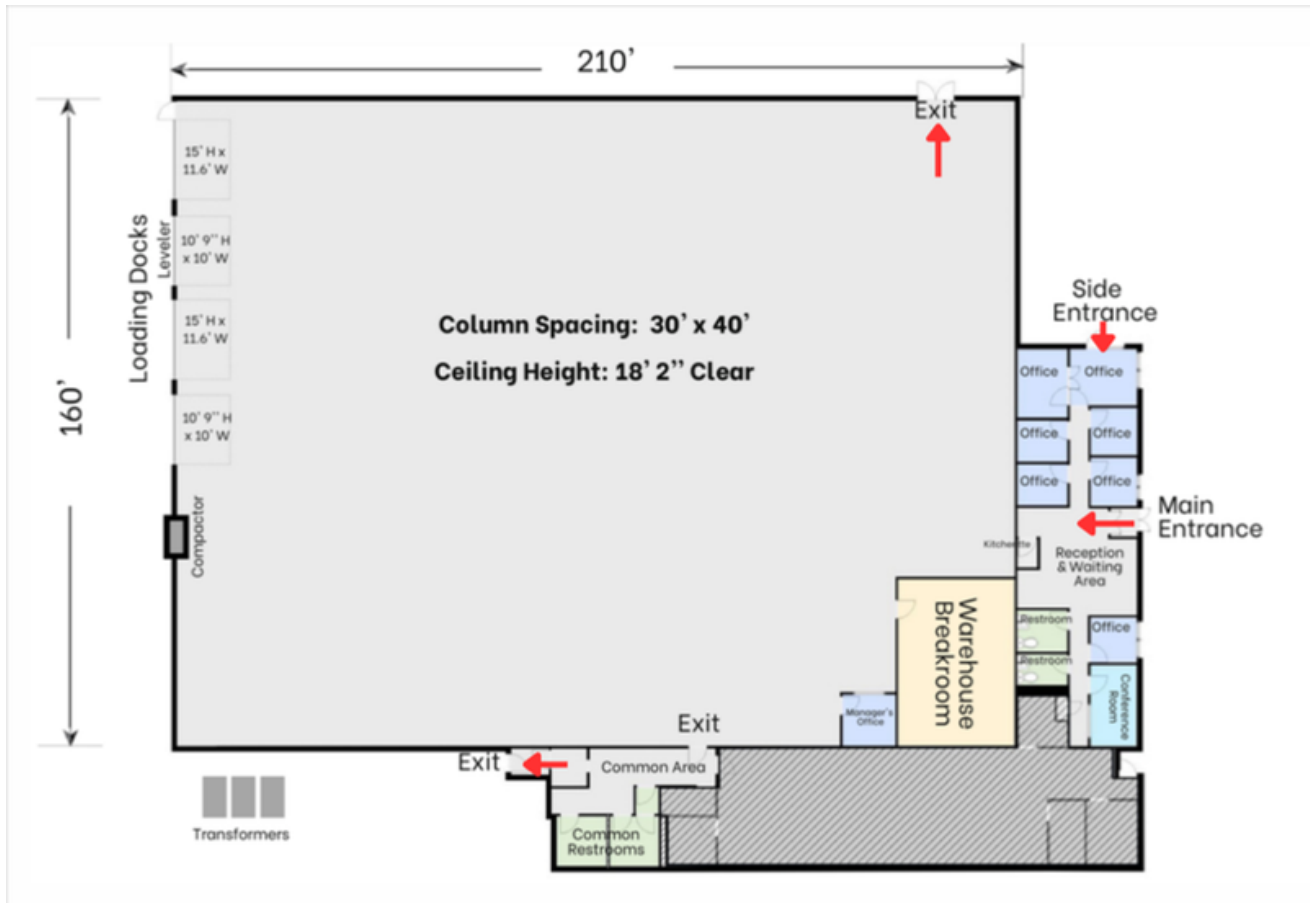
Power: 2,000 Amps, 240 Volts, 3-Phase



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FLOOR PLAN: 36,865 RSF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

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