



EXCEPTIONAL FIRST FLOOR FLEX SPACE / WAREHOUSE / DISTRIBUTION / OFFICE

35 NUTMEG DRIVE

TRUMBULL, CT

FOR SUBLEASE | 65,900 RSF



**CUSHMAN &
WAKEFIELD**

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65,900 RSF



Property Highlights

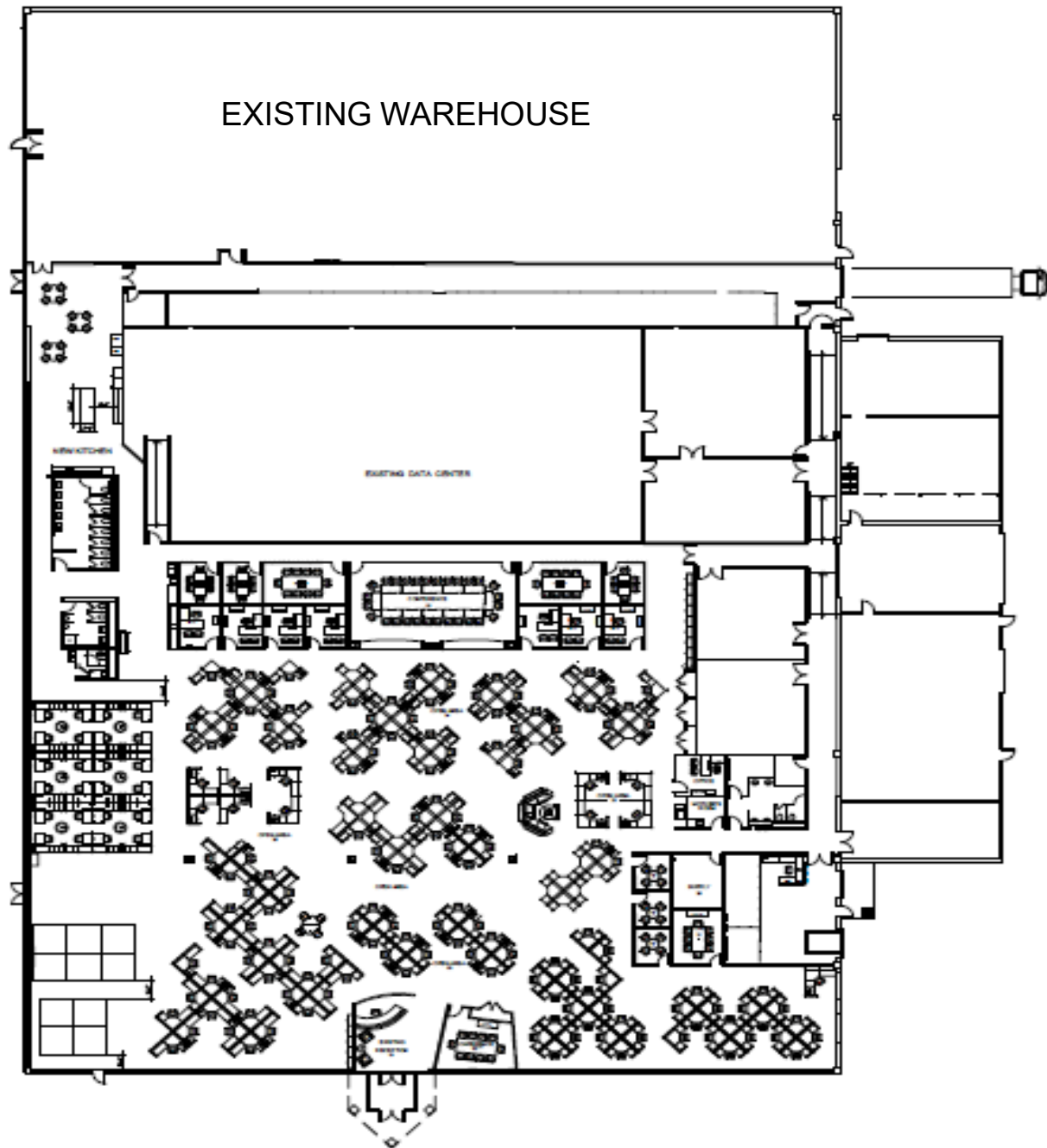
- Fully-built office space
- Ceiling height of entire premises is 18.5' clear
- **Existing office space can be converted to warehouse**
- Storage area by dedicated loading dock of 5,900 SF
- Building owned and managed by R.D. Scinto
- Repaved parking area and new outdoor lighting
- Large flexible floor plate, on-site privately operating Physically Fit gym, abundant parking, building café, outdoor courtyard and shared building conference center



Building Features

Flex/Warehouse/Office Space	44,586 SF
Storage Space	5,900 SF
Existing Warehouse	15,414 SF (available 6/2026)
Rent	Upon Request
Term	Through 9/30/2030
Possession	Immediate
Ceiling Height	18'5" clear height throughout
Parking	4/1,000 SF
Power	1,200-amp service
Loading Dock	Dedicated loading dock

FLOORPLAN



35 NUTMEG DRIVE

An aerial photograph of a commercial property complex. A large, dark-roofed building is highlighted with a yellow rectangle. The complex is located at the intersection of Nutmeg Dr and Merritt Blvd. Other buildings in the area are labeled: 'USPS Collection Box', 'Physically Fit', 'St Vincent's Special Needs Serv...', and 'Special Olympics Connecticut So...'. A road sign for 'Curves' is visible on the left side of the image.



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