

200

**LONG BEACH BLVD**

STRATFORD, CT 06615



**WAREHOUSE FOR LEASE | 49,565 SF**

**FULL BUILDING OPPORTUNITY**



# // PROPERTY SPECS



49,565 SF ON  
2.79 ACRES



SUFFICIENT  
PARKING AVAILABLE  
LANDLORD PLANS  
TO REPAVE THE  
PARKING LOT



1,406 SF  
OFFICE SPACE



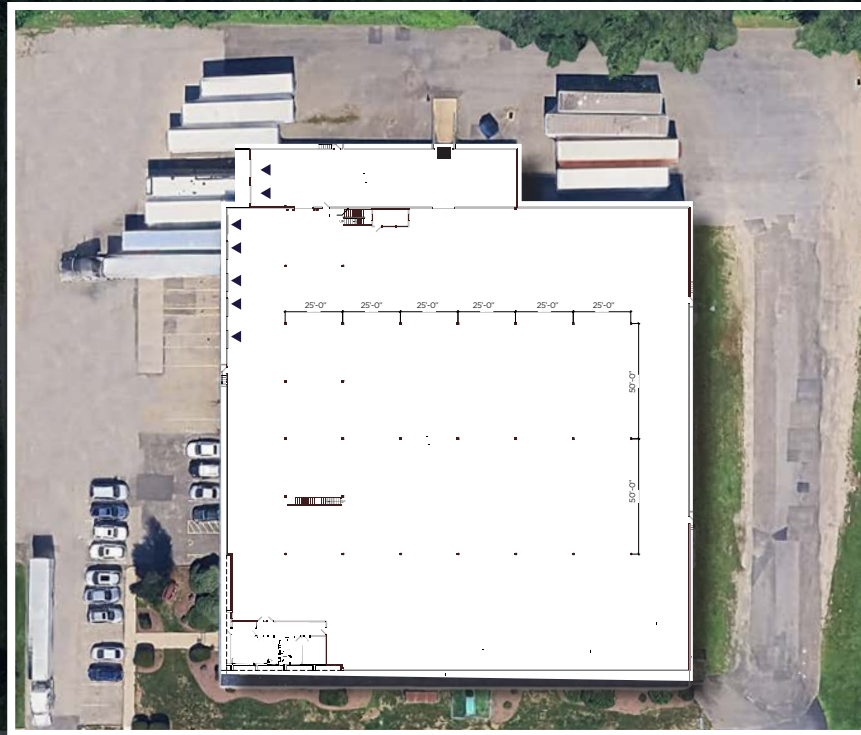
27'5" CLEAR  
HEIGHT



7 DOCKS  
1 DRIVE-IN



98' TRUCK  
COURT DEPTH



LONG BEACH BLVD

**LEGEND**

- ▲ DOCK DOORS
- DRIVE-IN

# // DRIVE TIMES & DEMOGRAPHICS



## DRIVE TIME

30 MINUTES

60 MINUTES



## POPULATION

707,512

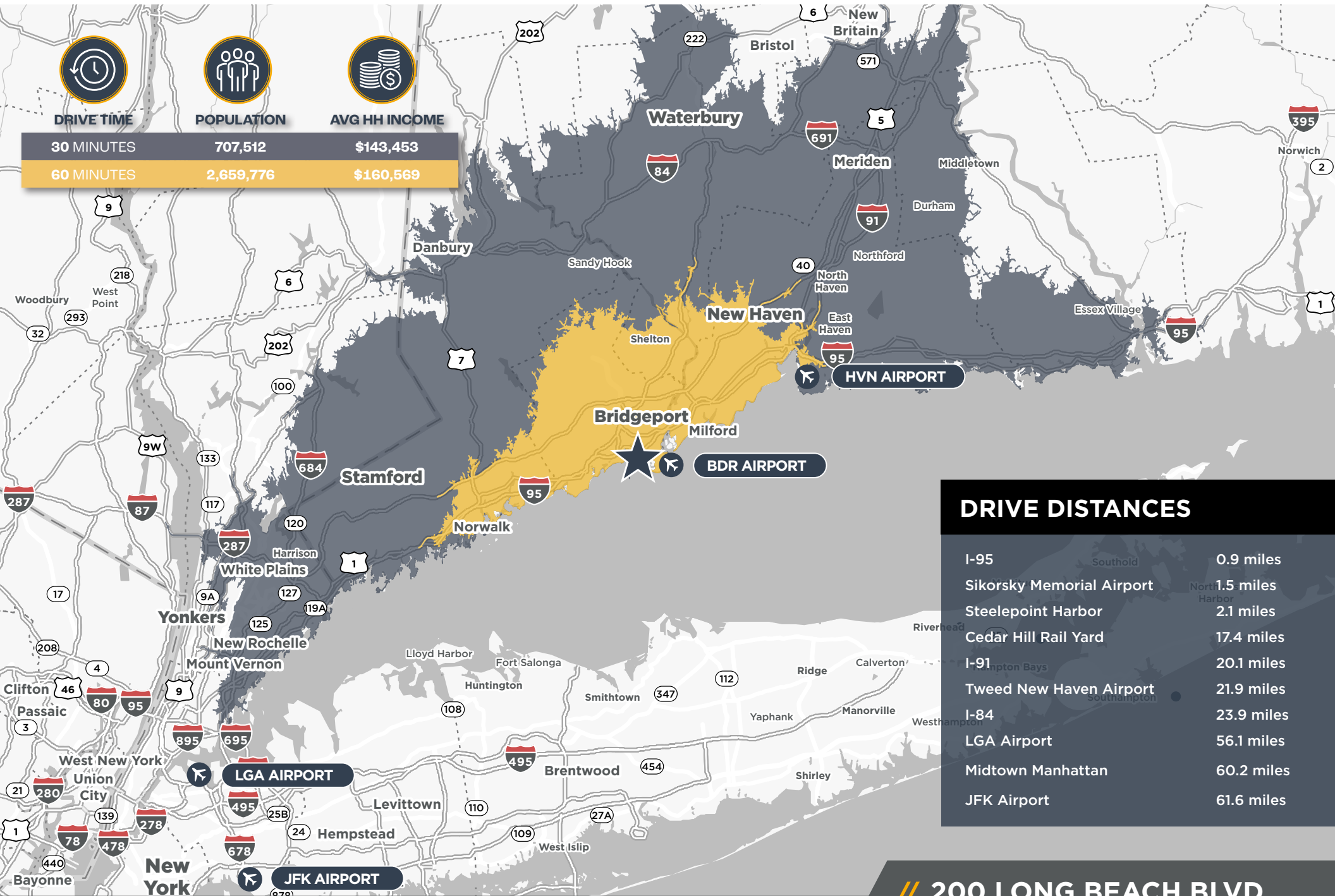
2,659,776



## AVG HH INCOME

\$143,453

\$160,569



### DRIVE DISTANCES

I-95	0.9 miles
Sikorsky Memorial Airport	1.5 miles
Steelepoint Harbor	2.1 miles
Cedar Hill Rail Yard	17.4 miles
I-91	20.1 miles
Tweed New Haven Airport	21.9 miles
I-84	23.9 miles
LGA Airport	56.1 miles
Midtown Manhattan	60.2 miles
JFK Airport	61.6 miles

// **200 LONG BEACH BLVD**  
STRATFORD, CT 06615

# // CORPORATE NEIGHBORS



BDR AIRPORT

113

BRIDGEPORT

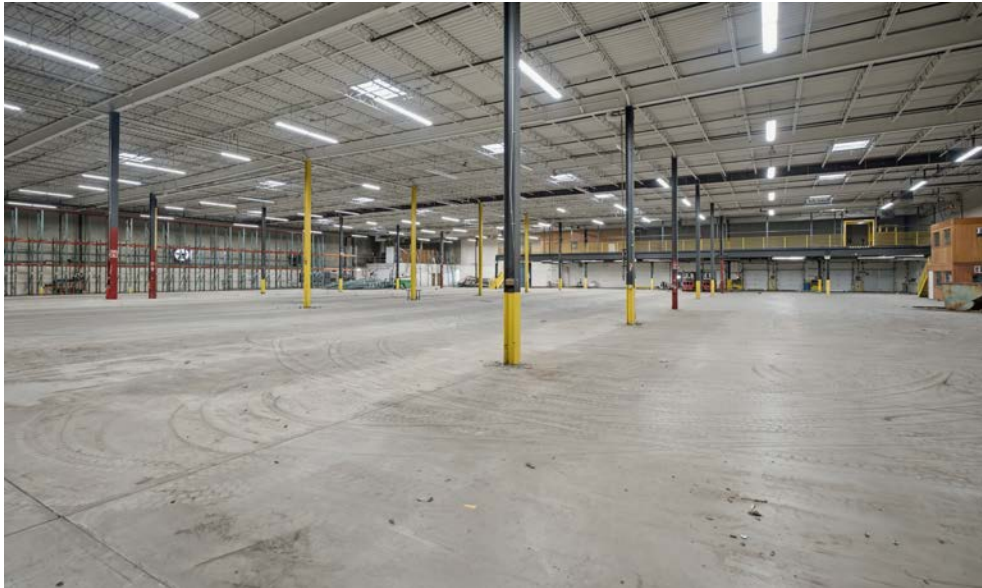
Long Beach Blvd

95

95

// 200 LONG BEACH BLVD  
STRATFORD, CT 06615

# // GALLERY



# 200

**LONG BEACH BLVD**

STRATFORD, CT 06615



## CONTACT

**RICO MURTHA**

+1 212 390 1368

[rico.murtha@cushwake.com](mailto:rico.murtha@cushwake.com)

**HELEN PAUL**

+1 212 841 7575

[helen.paul@cushwake.com](mailto:helen.paul@cushwake.com)

**CORY PAUL**

+1 203 326 5803

[cory.paul@cushwake.com](mailto:cory.paul@cushwake.com)

**NICK DEMANCHE**

+1 203 326 5804

[nicholas.demanche@cushwake.com](mailto:nicholas.demanche@cushwake.com)

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS 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 THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.