



POINT STRATFORD

550 MAIN STREET | STRATFORD, CT

**1.1 MSF &
80.4 AC**
THREE BUILDING
INDUSTRIAL SITE



**LARGEST PLANNED INDUSTRIAL DEVELOPMENT
IN FAIRFIELD COUNTY**

CBRE

PLANNED FOR **POINT STRATFORD**

AN 80.4-ACRE INDUSTRIAL SITE WITH THREE BUILDINGS TOTALING 1,135,000 SF IN STRATFORD, CT.

DESIGNED WITH LOGISTICS COMPANIES IN MIND.

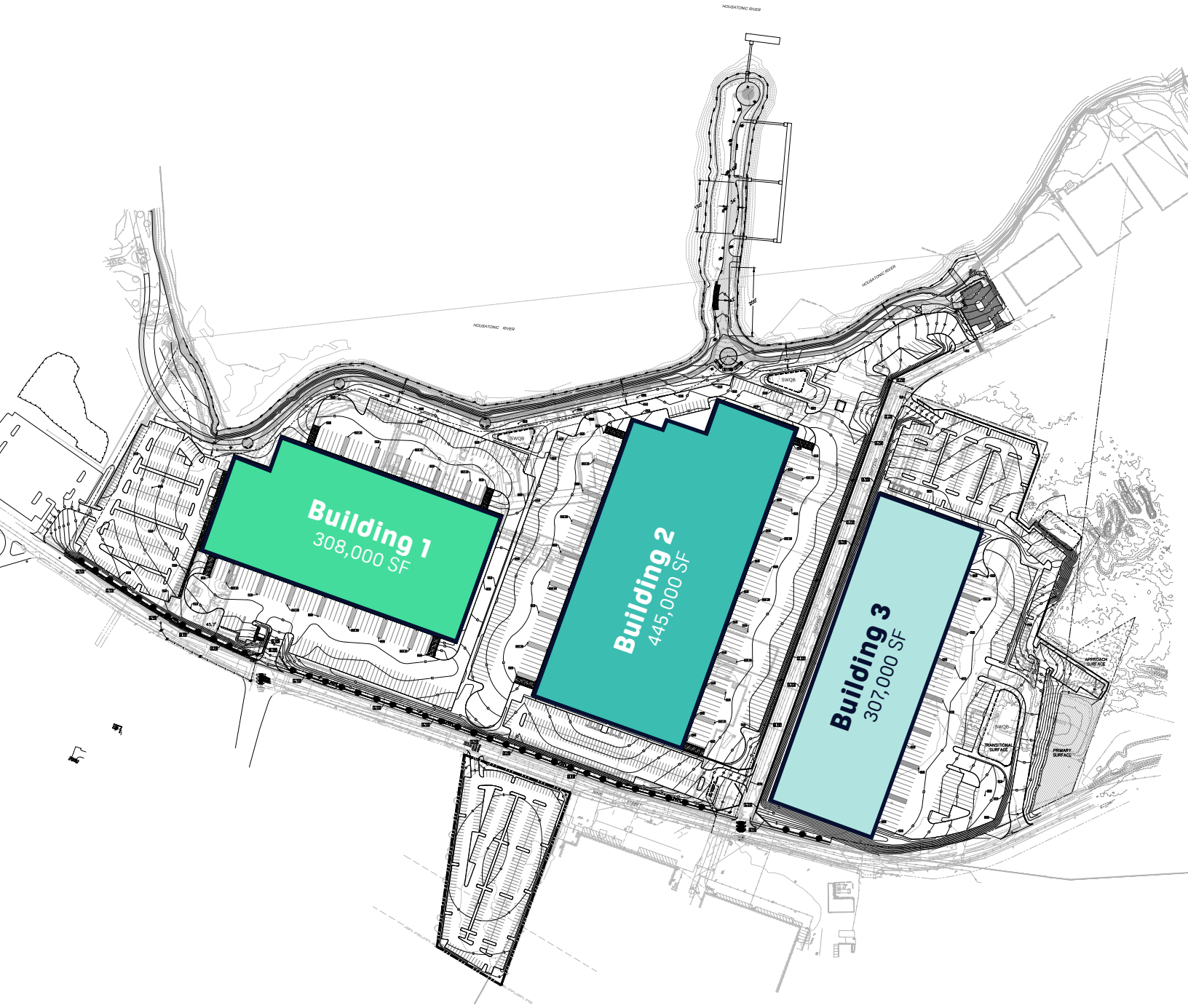


PROPERTY HIGHLIGHTS

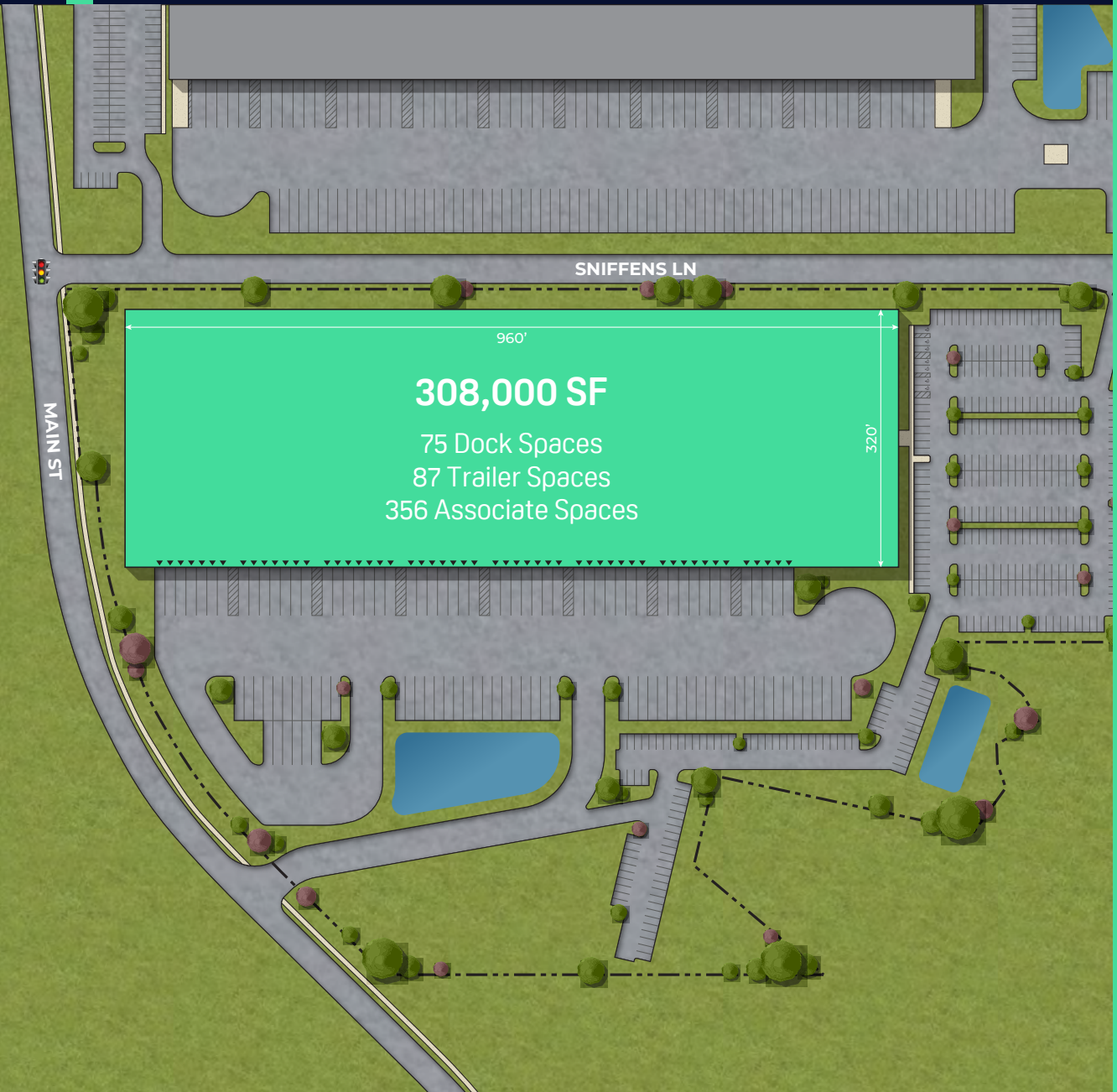
- **80.4 AC**
- **ESFR Sprinklers**
- **LED Lighting**
- **Excess Auto/Trailer Parking**
- **Rare I-95 Opportunity**
- **Ample Car and Trailer Parking**

VIEW PROPERTY TOUR

SITE PLAN



BUILDING 1



Total Square Footage

308,000

Building Dimensions

800'x400'

Column Spacings

BTS

Loading Docks

75

Drive in Doors

4

Auto Parking

356

Trailer Parking

87

Ceiling Height (Clear)

up to 40'

BUILDING 2



Total Square Footage

445,000

Building Dimensions

1,000'x470'

Column Spacings

BTS

Loading Docks

107

Drive in Doors

4

Auto Parking

280

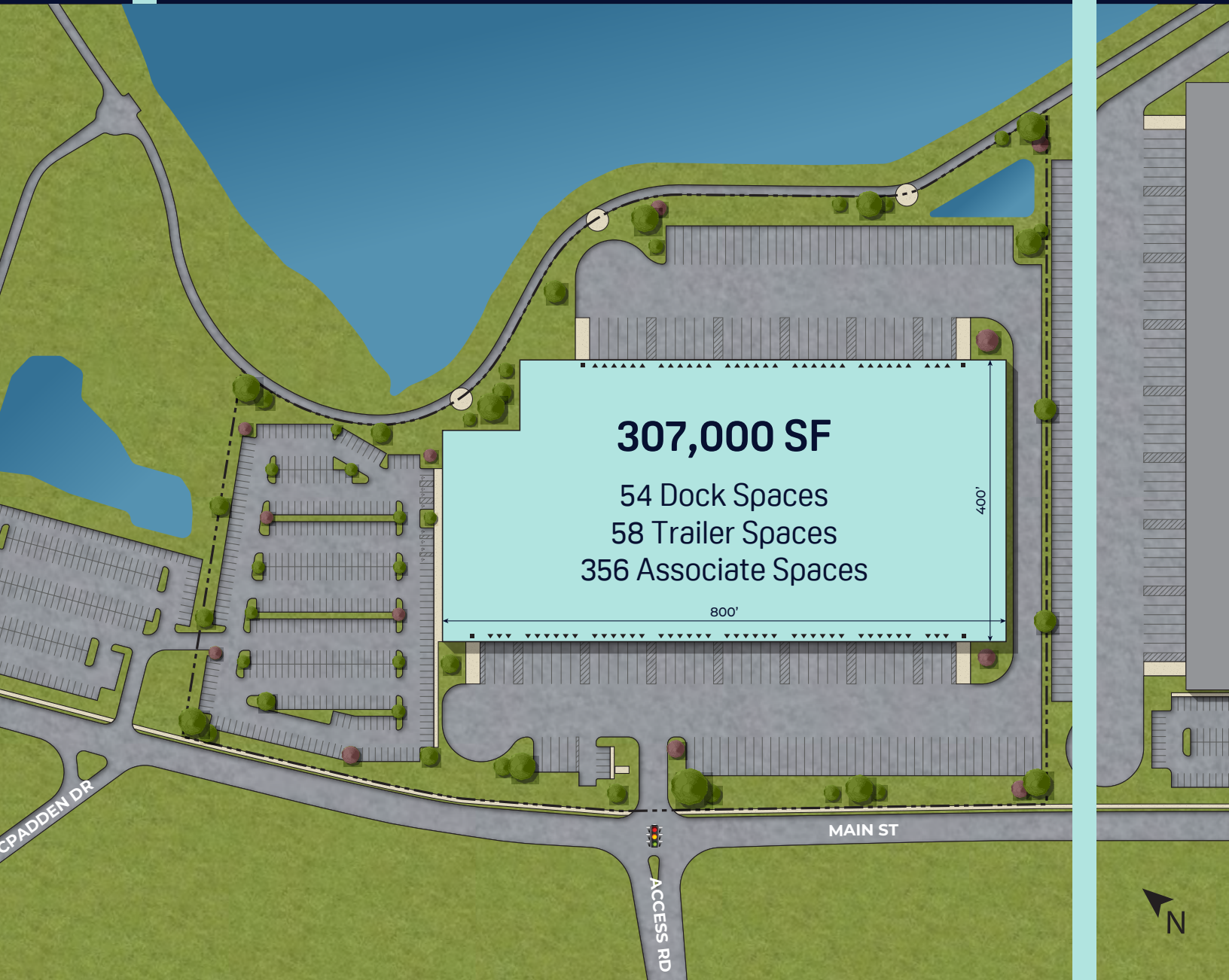
Trailer Parking

141

Ceiling Height (Clear)

up to 40'

BUILDING 3



Total Square Footage

307,000

Building Dimensions

960'x320'

Column Spacings

BTS

Loading Docks

54

Drive in Doors

2

Auto Parking

356

Trailer Parking

58

Ceiling Height (Clear)

up to 40'

STRATFORD, CT

Stratford, Connecticut, is a prime location for logistics and distribution businesses, offering unmatched connectivity to the Northeast. Situated on Long Island Sound, the town boasts a deep-water harbor in neighboring Bridgeport, perfect for both domestic and international shipping. Stratford is seamlessly connected to major highways, including I-95, Route 8/25, and the Merritt Parkway, providing quick access to the entire Northeast corridor and just a short drive from New York City. Rail service from Metro North and Amtrak, along with Sikorsky Memorial Airport's commuter flights, further enhance the town's accessibility. With its skilled workforce, excellent transportation infrastructure, and affordable housing options, Stratford is an ideal base for businesses looking to thrive in the region.

52,436
POPULATION

25,867
LABOR FORCE

47
MEDIAN AGE

\$91,025
MEDIAN HOUSEHOLD INCOME

8,914
MANUFACTURING JOBS
(30% OF TOTAL JOBS)



FAIRFIELD COUNTY

Fairfield County, Connecticut, is a vibrant and diverse region known for its affluence and high quality of life. With a population of approximately 942,000, the county boasts a median household income significantly above the national average, reflecting its status as an economically prosperous area.

The county is comprised of notable cities and towns, including Bridgeport, Stamford, Norwalk, Danbury, Fairfield, Westport, Newtown, Stratford, and Greenwich. Each community offers its unique blend of urban and suburban living, catering to a range of lifestyles. Stamford and Bridgeport serve as key economic hubs, while Greenwich and Westport are recognized for their affluent residential neighborhoods.

Fairfield County has experienced steady growth, attracting residents and businesses seeking a desirable place to live and work. Its strategic location provides excellent accessibility, with major highways and public transportation options connecting the county to New York City and the greater northeastern region.

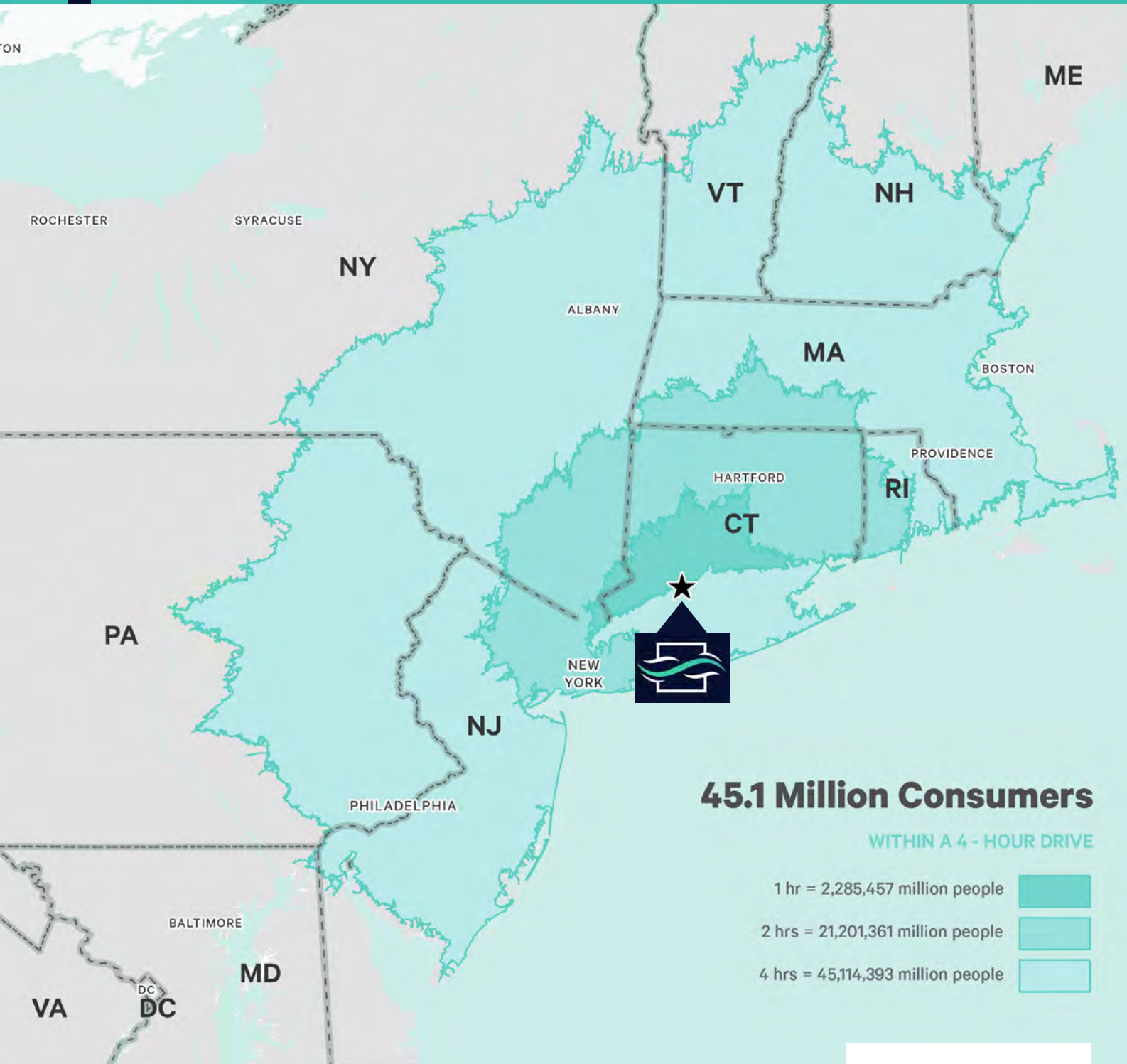
963,011
POPULATION

2.2%
POPULATION GROWTH

\$102,000
MEDIAN HOUSEHOLD INCOME



CONNECTED LOCATION



45.1 Million Consumers

WITHIN A 4 - HOUR DRIVE

1 hr = 2,285,457 million people

2 hrs = 21,201,361 million people

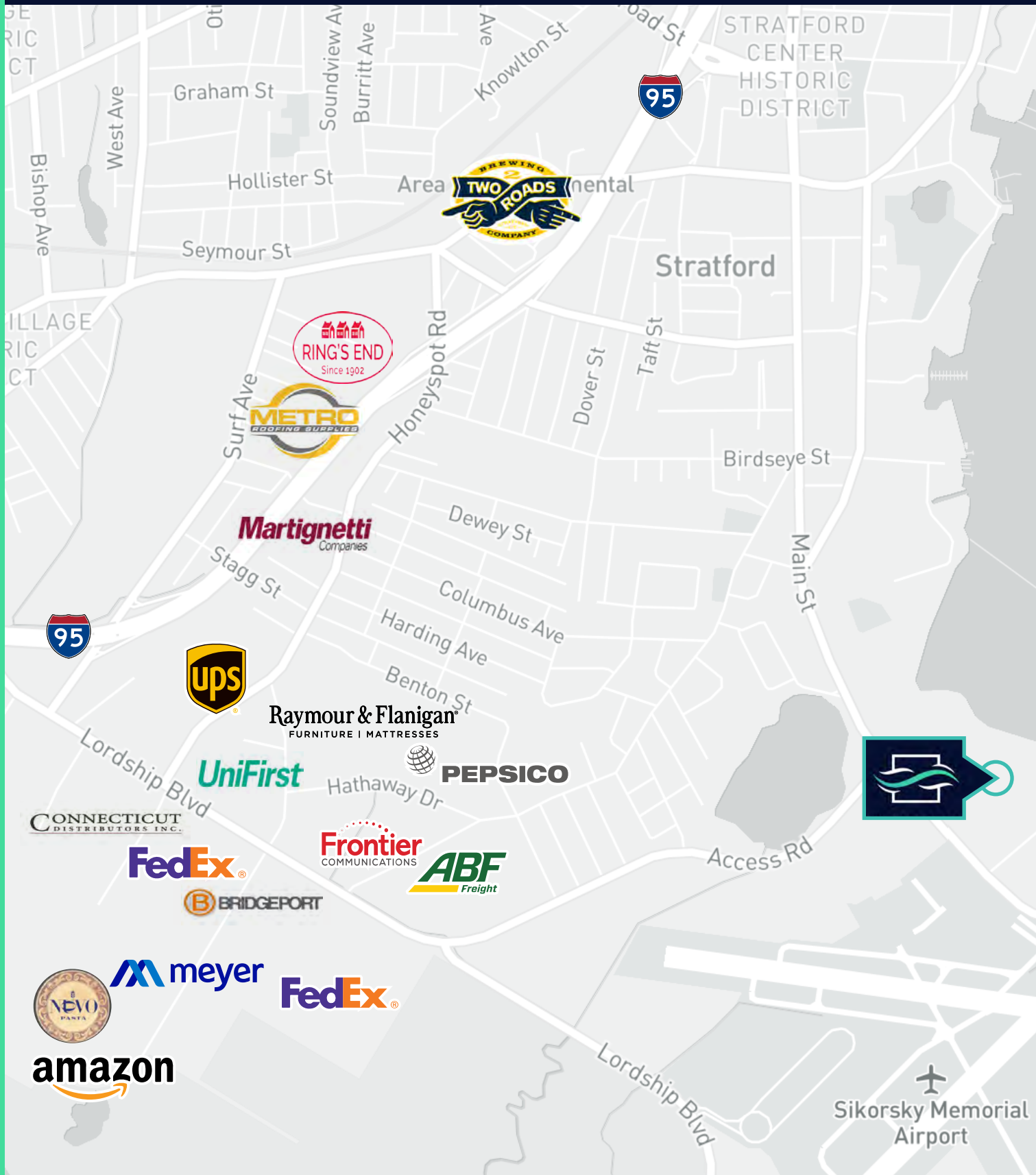
4 hrs = 45,114,393 million people

TRAVEL & HIGHWAY ACCESS



CORPORATE NEIGHBORS

<2 MILE RADIUS





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