

140 Corporate Drive

Trumbull, Connecticut

FOR SALE - \$2,195,000



PROPERTY HIGHLIGHTS

- Well constructed industrial/flex building
- Excellent location in Corporate Park
- Easy access to Route 25 / I-95



For more information, please contact:

KEVIN FOLEY

+1 203 326 5814

kevin.foley@cushwake.com

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Property Features

| | | | |
|------------------------|--|-------------------------------------|--|
| Year Built | 2003 | Lighting | Metal halide |
| Total Bldg. SF | 17,920 SF | Compressors | Three |
| Available SF | 17,920 SF | HVAC | Full A/C, 225 Gas-fired heating units |
| Construction | Pre-engineered metal | Utility Providers | Electric: UI |
| Land Area | ±2.9 acres | 2019 Est. Operating Expenses | Gas: Vectren Water: Aquarion Sewer: Town |
| Office Area | 8,920 SF | | Real Estate Taxes \$2.61/SF |
| Clear Height | 20' -24' | | |
| Col. Spacing | 20' x 40' | | |
| Fire Protection | Sprinklers | | |
| Electrical | 480 volt/1,600 amps/3-phase (per electrical panel) | | |
| Dock doors | One | | |
| Docks | 2 loading docks (1 with leveler) | | |
| Zoning | IL2 | | |
| Floor | Reinforced Concrete | | |

107 Elm Street, 8th Floor
Main +1 203 326 5800
cushmanwakefield.com

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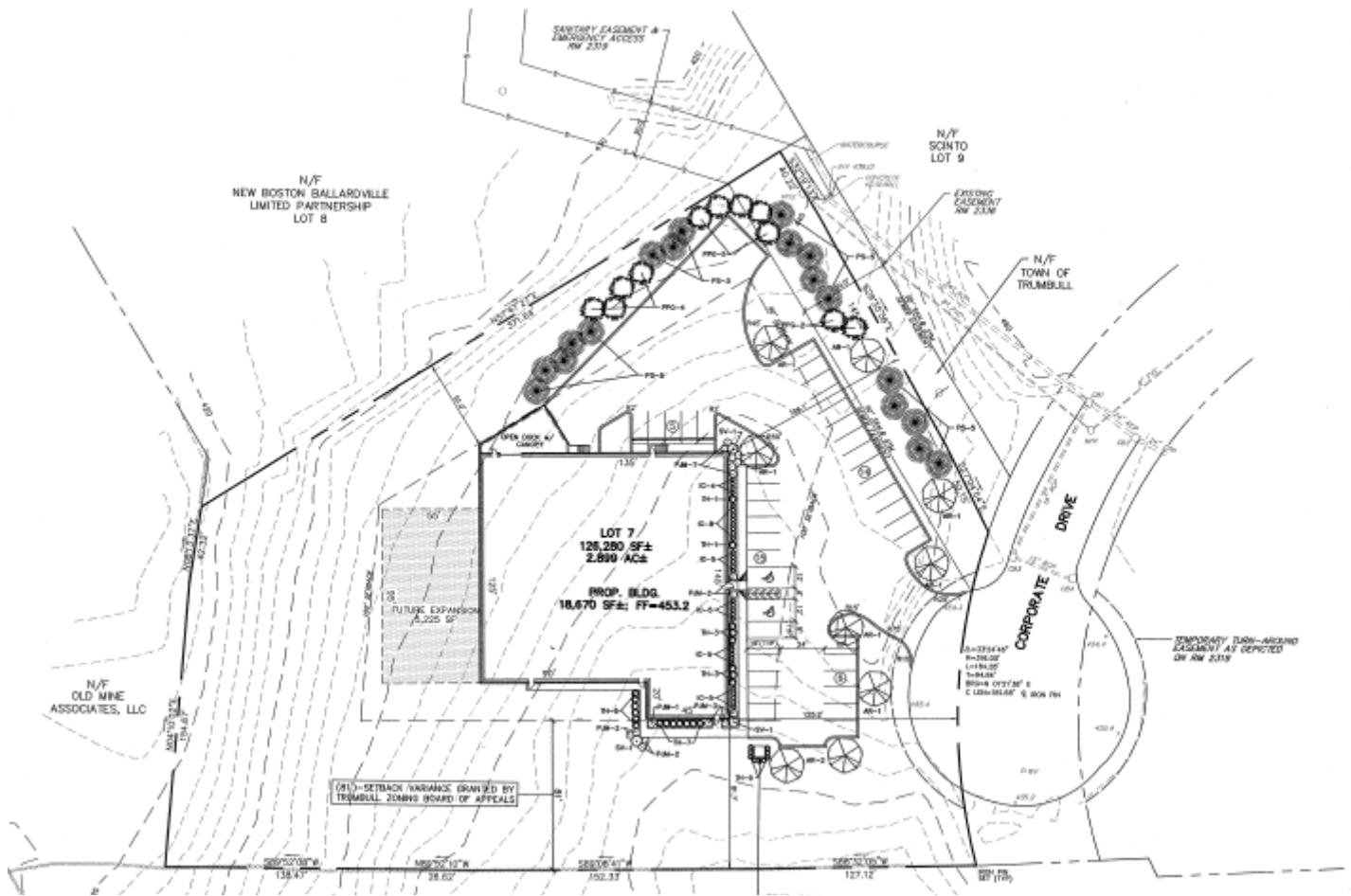
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Site Plan



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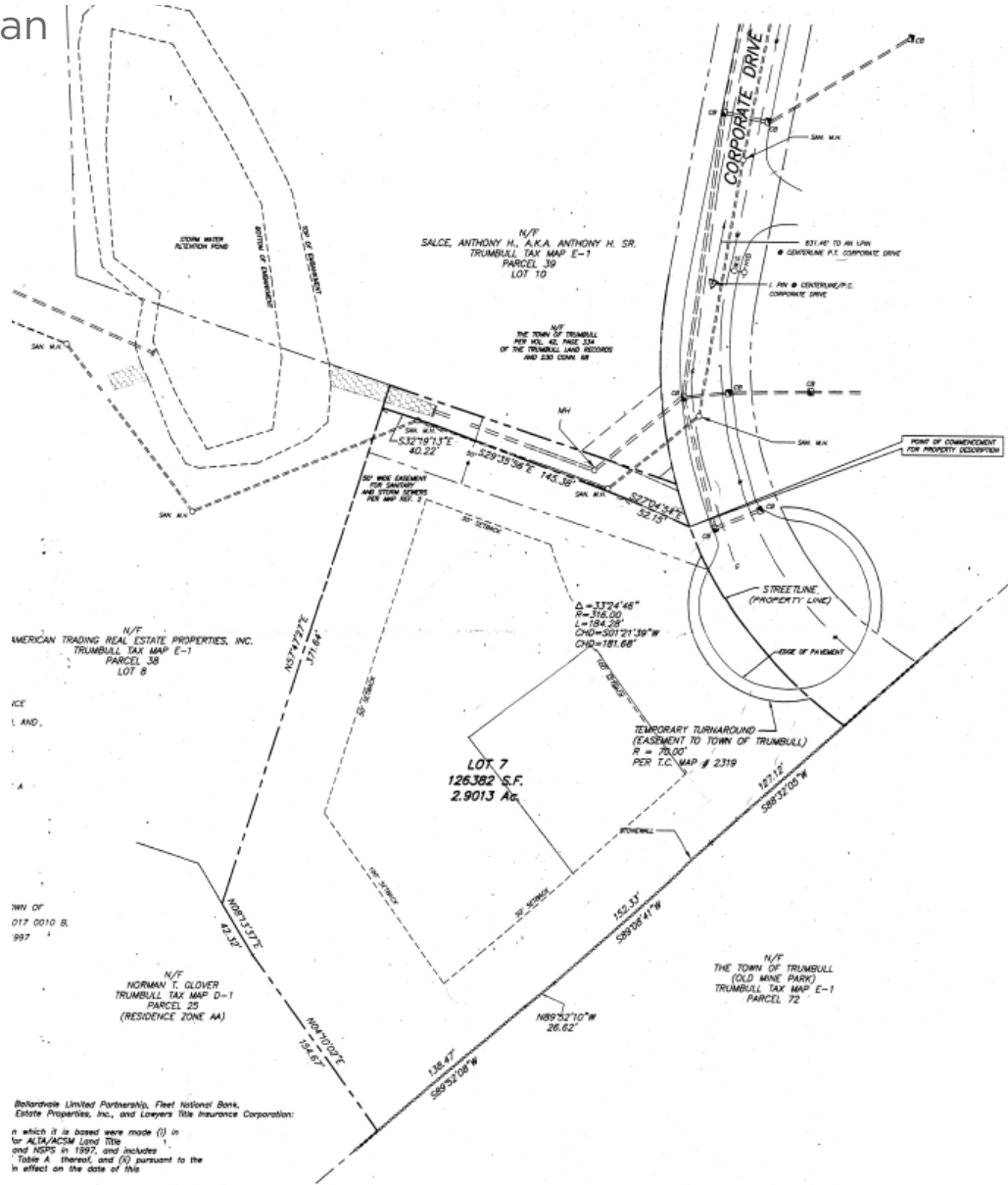
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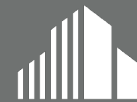
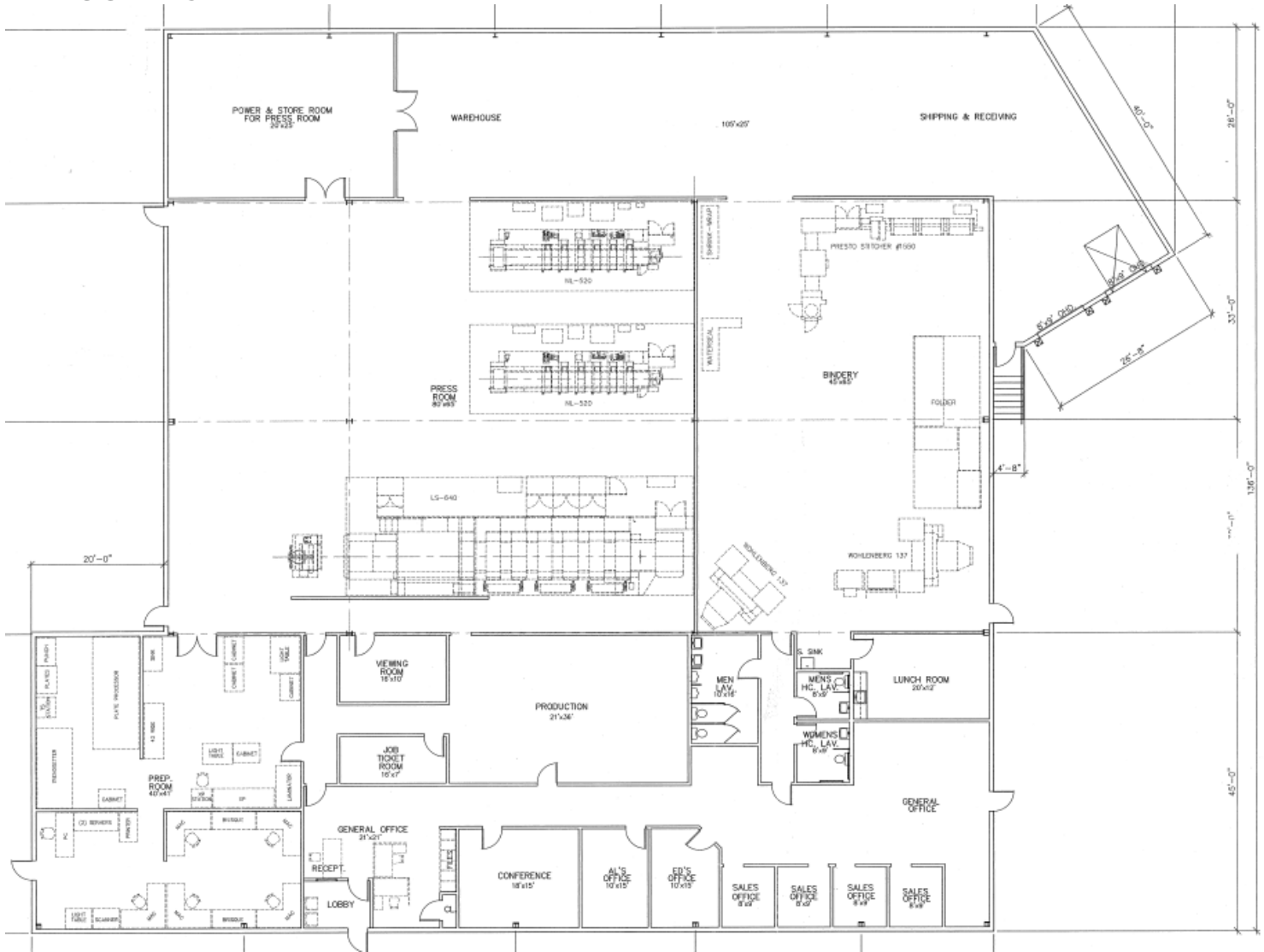
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Floor Plan



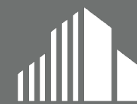
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ZONING

4.2 Industrial Zone I-L2 (Light Industry - 2 acres)

4.2.1 Permitted Principal Uses

The following uses are permitted upon the issuance of a Certificate of Zoning Compliance in accordance with Article V of these Regulations: None.

4.2.2 Permitted Accessory Uses

The following uses are permitted upon the issuance of a Certificate of Zoning Compliance in accordance with Article V of these Regulations:

- a. Accessory Uses for Principal Uses which are in compliance with the plans and conditions of approval for a Use which has received a Special Permit or Special Exception in accordance with these Regulations.
- b. Take-out food service as an accessory to a Full Service Restaurant.
- c. Retail Pharmacy located within a building that contains medical offices at the time of filing of such certificate of zoning compliance. Such Retail Pharmacy shall not exceed 2,000 square feet in size and shall not occupy more than ten percent (10%) of the building in which it is located. Access to such Retail Pharmacy shall only come from within said building. No drive-thru window shall be permitted in association with the Retail Pharmacy.

4.2.3 Special Exception Uses

The following Uses are allowed only upon the issuance of a Special Exception in accordance with Article XV of these Regulations: None.

4.2.4 Special Permit Uses.

Permission to use property in the I-L Zone shall be obtained by means of Special Permits granted by the Planning and Zoning Commission in accordance with Article XV of these Regulations. Accessory Storage, ATM's, Bank and Other Financial Institutions, Business, Professional and Executive Offices, including Law Offices, Medical Offices, Accountants, Architects, Engineers, Surveyors, Psychologists, Registered Dietitians, Family Therapists, Social Workers, and other State licensed professionals. Catering/Banquet Halls Day Care Facilities Full Service Restaurants Industrial Office Parks in Accordance with Section 7.2 of these Regulations, Insurance Agents, Manufacturing, fabricating, processing and packaging operations conducted entirely within an enclosed building, Photographic or Fine Arts Studios, Printing and Publishing Establishments, Private Occupational School, Real Estate Offices, Recreational Facilities including limited accessory retail operations accessed from interior, Regional Educational Service Center as defined in CT General Statutes, Section 10- 66a, et al providing regional educational services to elementary and high school students, Research Laboratories, Veterinary Hospitals, and Warehousing

4.2.5 Bulk (Building Standards)

- a. No parcel of land shall be used for industrial purposes unless it shall consist of at least two (2) acres. The average greater dimension shall not exceed three (3) times the average smaller dimension;
- b. Maximum Building Coverage shall not exceed 33-1/3% of parcel area;
- c. Total Lot Coverage shall not exceed 80%.



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d. No building shall be located less than 100 feet from a street, less than 100 feet from a residential zone boundary, nor less than 50 feet from any other property line; provided, however, that the Commission may allow a building to be no less than 50 feet from a street where buffering is provided by means of landscaped berm at least 4 feet high. Such berm shall curve within the setback so as to replicate natural features and avoid the appearance of dike.

e. Except as provided in Section 4.3.8, no building shall exceed forty (40') feet in height. Vents, skylights, elevator enclosures and other mechanical rooftops apparatus shall not exceed 30% of roof area and shall not extend more than 15 feet above the roof; f. Security of reception buildings may be located no less than ten (10) feet from the street line and shall not exceed 15 feet in height.

4.2.6 Provisions for Vehicles

a. Parking. Off-street parking shall be provided for assembly/factory-type usage and shall consist of one (1) parking space for every 1.5 employees. Off-street parking for corporate office buildings in all I-L Zones shall consist of one (1) space for every 250 square feet of office floor space. Off-street parking for veterinary hospitals in all I-L Zones shall consist of one (1) space for every 250 square feet of hospital floor space. Each space shall be equal to 162 square feet (9' x 18', double striped) with a 24-foot aisle way. Access to all parking areas shall be adequate to prevent any traffic congestion or hazard. Parking, other than for visitors, shall not be permitted in a front yard or in any side yard that abuts a residential zone; except as expressly provided above, any use within an industrial zone shall provide sufficient parking which reasonably accommodates the nature and purpose of the use proposed. The Commission shall consider the parking generation rates published by the Institute of Traffic Engineers.

b. Loading Areas. Loading areas shall be of sufficient area to avoid encroaching on access roads or causing traffic congestion or hazard;

c. Access Roads. Access roads shall be provided from parking areas and buildings to public streets so that no traffic congestion or hazard is created. All parking areas and access roads and loading areas shall be permanently paved and shall be lighted for night use in such a manner that no glare is caused to adjacent zones.

4.2.7 Signs

a. Directional Signs. Directional signs may be located at the access driveways for sites, outside of any public road right-of-way and may contain only words such as, "entrance", "exit", "do not enter", arrows, and other similar words or symbols of guidance for motorists. Such signs shall not exceed two (2) square feet in area, and there shall be no more than one (1) such sign per driveway;

b. Signs mounted on buildings shall not project above roof level;

c. A Ground Sign at least 20 feet from any lot line, displaying the name of the firm or building, shall not exceed one-half square foot for every 1,000 square feet of Gross Floor Area, but not to exceed forty (40) square feet in Sign Area. No such Ground Sign extend more than five (5) feet above the ground. There shall be a limit of one such sign per Parcel.



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d. Each building may have not more than three (3) Wall Signs identifying one or more occupants of the buildings, and no such Wall Sign shall exceed 32 square feet in Sign Area. Such Wall Signs shall be Indirectly Illuminated.

e. Signs, whether or not attached to buildings, shall be Indirectly Illuminated. Lighting shall be aimed so as not to illuminate buildings outside the Parcel.

f. Floodlights to illuminate buildings may be used in front yard only, aimed as required above;

g. Support materials for a Ground Sign shall be the same as the building it identifies;

4.2.8 Special Regulations

In addition to the requirements of Article XV, the following special requirements shall apply to uses in the I-L 2 Zone:

a. Restaurants: No restaurant or outdoor seating area accessory to a restaurant shall be permitted within one hundred (100') feet of a residential zone within the Town of Trumbull or any adjoining municipality.

See Art. II, Section 7.1– Uses Required or Prohibited in Industrial Zones.



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