

250 LORDSHIP BOULEVARD
STRATFORD, CT
06615



ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

BROKER

Jon Angel, President
jangel@angelcommercial.com
203.335.6600 Ext. 21

Industrial Land Next to I-95 for Sale at \$8,800,000

Prime Opportunity for Outdoor Vehicle Storage



Angel Commercial, LLC, as the exclusive broker, is offering **9.25 acres of industrial land** at **250 Lordship Boulevard in Stratford, CT**, for sale at **\$8,800,000**. Located **adjacent to I-95**, this high-traffic property boasts excellent visibility and **422 linear feet of frontage** on Lordship Boulevard, making it ideal for outdoor vehicle storage. Positioned within a **Designated Opportunity Zone**, buyers can benefit from significant capital gains tax incentives.

Next to a new Extra Space Storage facility, this property is zoned for **Light Industrial District (MA)** use, allowing for a range of industrial and commercial activities. The surrounding area includes several major businesses, such as FedEx Ship Center, UPS, Raymour & Flanigan Distribution Center, Dunkin', and Amazon Delivery Station, adding to the strategic appeal of this location.

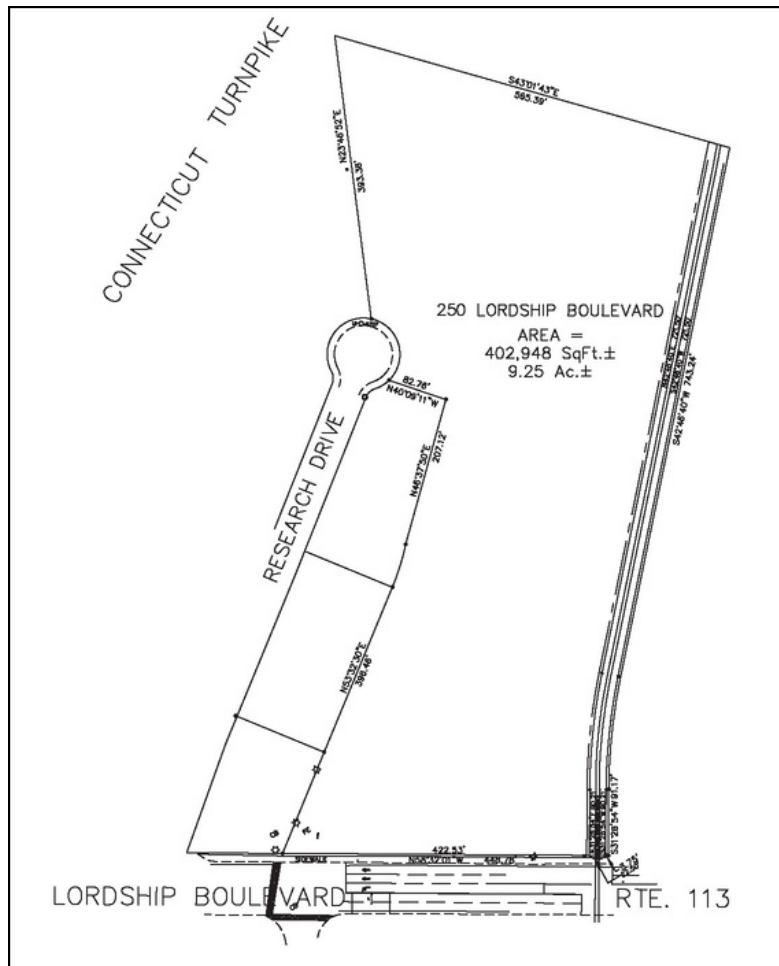
The property is conveniently located near public transportation, with the Coastal Link Bus Stop steps away at Lordship Boulevard and Research Drive. Its location **half a mile from I-95 (Exit 30)**, **1.6 miles from Sikorsky Memorial Airport**, and **two miles to the Bridgeport Train Station**, further enhances its connectivity, making it an ideal site for businesses needing efficient access to major highways and transportation hubs.

Key Highlights:

- **Zoning:** Light Industrial District (MA), suitable for a variety of industrial and commercial uses.
- **Location:** Steps from the Coastal Link Bus Stop at Lordship Blvd & Research Dr.
- **Accessibility:** Half a mile from I-95 (Exit 30), 1.6 miles from Sikorsky Memorial Airport, and 2 miles from the Bridgeport Train Station.
- **High Visibility:** 422 linear feet of frontage on Lordship Boulevard, providing excellent exposure.
- **Proximity to Major Businesses:** Close to FedEx Ship Center, UPS, Amazon Delivery Station, Raymour & Flanigan Distribution Center, and Dunkin'.

This property offers an outstanding opportunity for companies looking to establish or expand operations in a location with strong logistical advantages and a supportive business community. Whether used for outdoor vehicle storage, warehousing, or other light industrial activities, 250 Lordship Boulevard provides the infrastructure and strategic location necessary for long-term success.

SITE PLAN & PROPERTY DETAILS



FINANCIAL INFORMATION

Sale Price:	\$8,800,000
Real Estate Taxes:	\$90,279.36 (2026)
Eligibility:	Designated Opportunity Zone

THE SITE

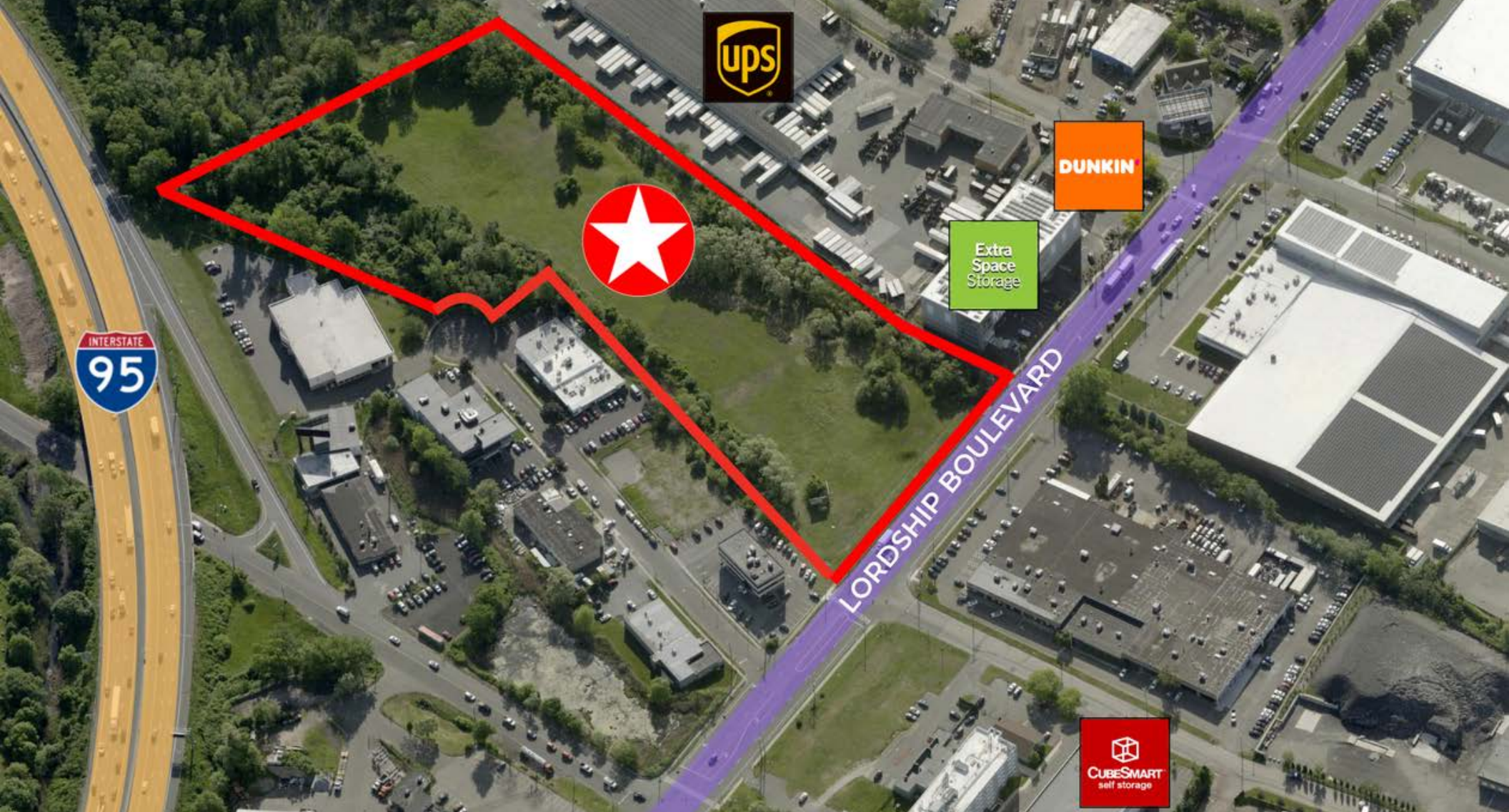
Land:	9.25 Acres
Topography:	70% Clear & Level, 30% Covered by Trees
Max Building Coverage:	50%
Max Impervious Area:	80% Open Space: 20% (Developer underwriting assumptions)
Zoning:	Light Industrial District (MA)

UTILITIES

Water/Sewer:	City/City
---------------------	-----------

LOCATION

Traffic Count:	16,700 Average Daily Volume
Commuter Rail:	2 Miles to Bridgeport Train Station
Highway:	0.5 Miles from I-95 (Exit 30)
Airport:	1.6 Miles from Sikorsky Memorial Airport
Bus:	Steps from the Coastal Link Bus Stop at Lordship Blvd & Research Dr



PRIME LOCATION FOR VEHICLE STORAGE



Expansive
9.25-Acre Lot



Steps from a
Coastal Bus Stop



Immediate Access
to I-95 (Exit 30)

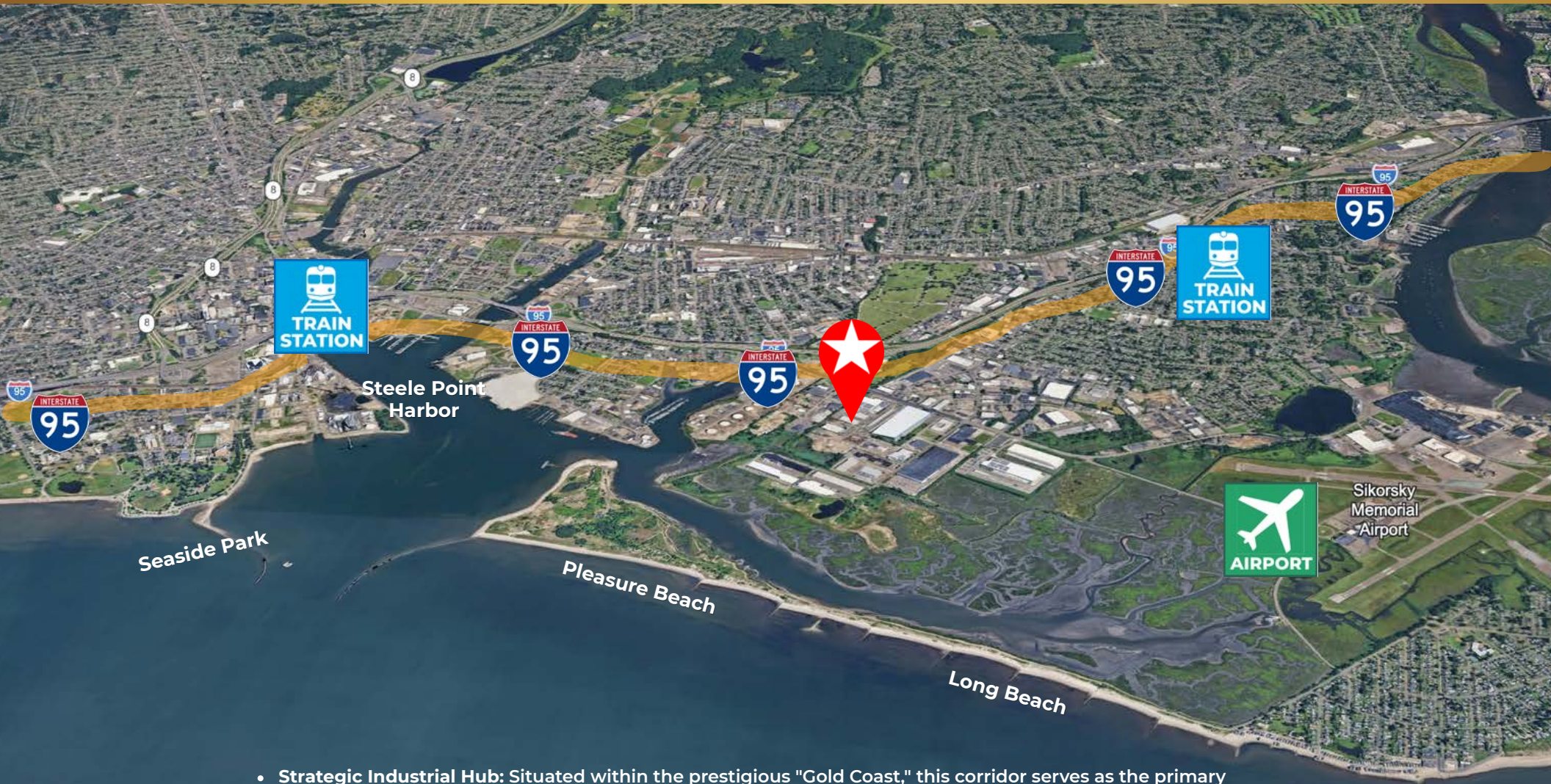


422' Frontage
on Lordship Boulevard



Opportunity Zone
Savings

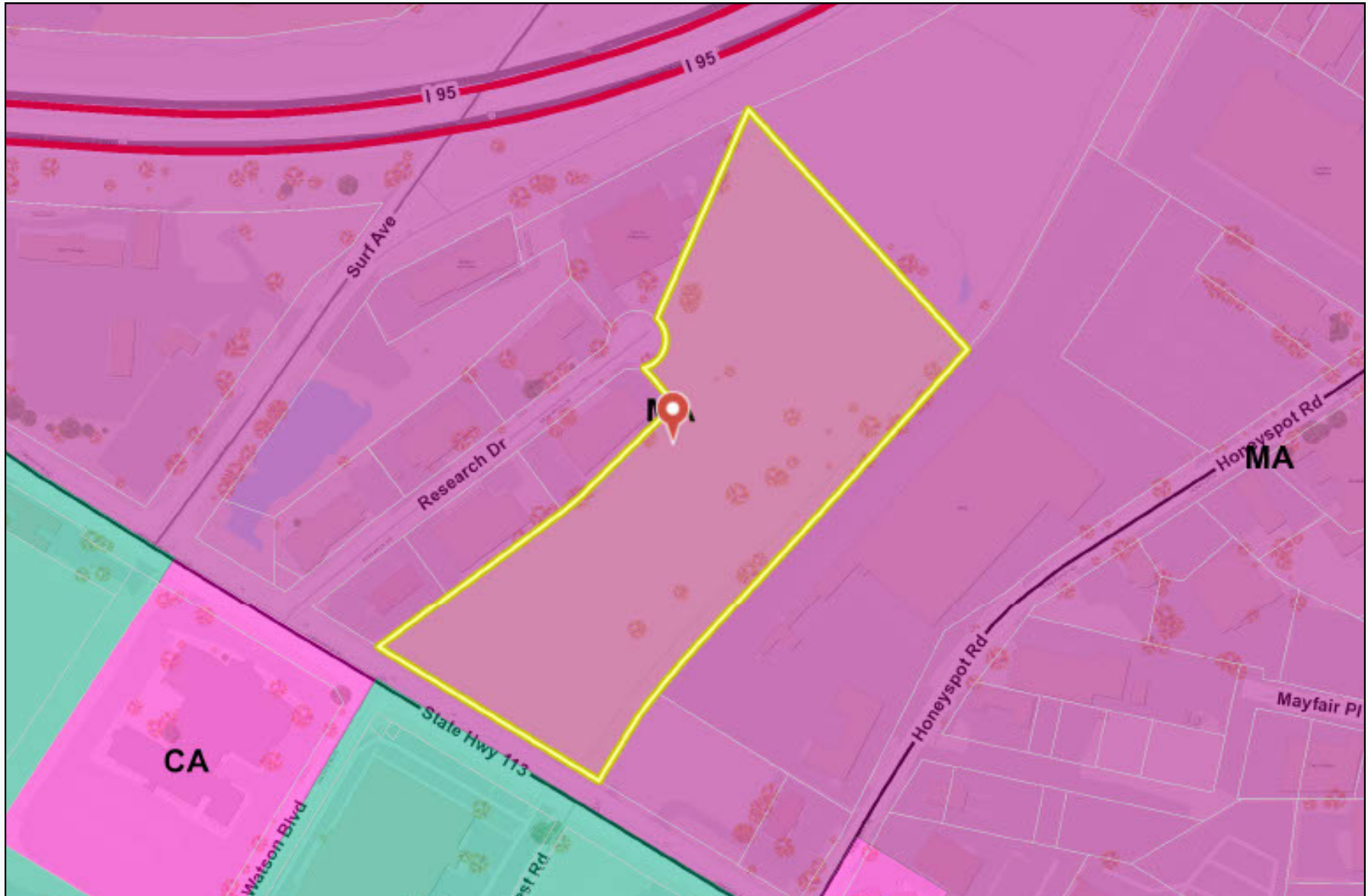
THE GATEWAY TO FAIRFIELD COUNTY'S INDUSTRIAL CORE



- **Strategic Industrial Hub:** Situated within the prestigious "Gold Coast," this corridor serves as the primary logistical artery for Fairfield County, providing immediate access to the region's highest-density consumer base.
- **The "Last Mile" Advantage:** Perfectly positioned for rapid distribution, allowing for sub-40-minute delivery windows to the affluent shoreline communities of Greenwich, Stamford, and Westport.
- **Rare M-A Zoning:** In a market where industrial-zoned land is at a historic premium, 250 Lordship Blvd offers 9.25 acres of flexible "Light Industrial" ground—a rare find in an area dominated by built-out corporate headquarters.
- **Unmatched Transit Infrastructure:** Leverage the synergy of being neighbors with global logistics giants (FedEx, UPS, Amazon) while maintaining seamless connectivity to I-95, Sikorsky Memorial Airport, and the Port of Bridgeport.

PARCEL MAP

LIGHT INDUSTRIAL ZONE (MA)





SEAMLESS CONNECTIVITY & LOCAL AMENITIES



Near Shopping, Food,
Fitness & Beaches



Surrounded by
Distribution Companies



2 Miles to Bridgeport
Train Station



Convenient to Ferry Terminal
& Near Marinas



Minutes to Sikorsky
Memorial Airport



MAXIMIZE YOUR INVESTMENT YIELD

The Brownfield Advantage: Incentives & Support

This property represents more than just a land acquisition; it is a chance to leverage robust federal and state-level revitalization programs.

Forward-thinking developers can tap into:

- **Liability Protections:** Benefit from "Bona Fide Prospective Purchaser" (BFPP) status under CERCLA and Connecticut's liability relief programs, shielding your investment from historical environmental risks.
- **Cleanup & Tax Credits:** Eligibility for the Urban and Industrial Site Reinvestment Tax Credit, which can offer up to a 100% credit on capital investments. Additional local property tax abatements are available to support the modernization of this industrial asset.
- **Public-Private Partnership:** Access technical and financial assistance through the EPA's Superfund Redevelopment Program and the CT Office of Brownfield Remediation and Development (OBRD), designed to streamline the transformation of strategic sites into productive, revenue-generating facilities.

Leverage these federal and state incentive programs to de-risk your development and accelerate your returns.

Consult with your tax advisor to confirm eligibility for your specific investment structure.

Strategic Advantages of Qualified Opportunity Zone (QOZ) Location

250 Lordship Blvd is situated within a federally designated Opportunity Zone, providing a unique vehicle for tax-advantaged growth. This designation allows investors to reinvest realized capital gains into the property, significantly enhancing the after-tax internal rate of return (IRR).



STRATEGIC DEFERRAL

Defer federal tax on reinvested capital gains through a rolling 5-year deferral period. This allows you to keep your capital working in the project longer, compounding your returns.



BASIS STEP-UP

Eliminate a significant portion of your original tax liability through an automatic 10% step-up in basis after a 5-year holding period.



TOTAL TAX ELIMINATION

Pay \$0 in Federal Capital Gains Tax on all appreciation of the 250 Lordship Blvd investment after a 10-year hold. This remains the most powerful wealth-preservation tool in the U.S. tax code.

The Perfect OZ Vehicle

Offering more immediate utility than raw land, this site is ideally positioned for outdoor vehicle storage and industrial staging. Investors can capitalize on Opportunity Zone incentives by funding substantial site improvements, effectively de-risking the asset while securing long-term federal tax advantages.

DEMOGRAPHIC EXECUTIVE SUMMARY



Positioned within a key industrial corridor in Stratford, **250 Lordship Boulevard** is supported by a solid local demographic profile. The immediate 1-mile radius features a stable population with an **Average Household Income of \$83,579**. With a daytime population of **9,053**, the area provides a robust environment for industrial and commercial operations.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	5,218	95,007	225,629
Daytime Population	9,053	94,936	195,227
Total Households	1,855	36,582	86,437
Average Household Income	\$83,579	87,484	\$110,280
Median Household Income	\$61,319	58,333	\$76,835

EDUCATION & WORKFORCE



Educational Attainment: 14% of residents hold a Bachelor's, Graduate, or Professional degree, reflecting a local workforce geared toward skilled industrial and service sectors.



Professional Workforce: The area features a 54% White-Collar employment rate, providing a balanced labor pool of both administrative professionals and skilled blue-collar workers.



Labor Market Strength: The local unemployment rate stands at **5.2%**, aligning with regional averages and indicating a steady, available labor market for new operations.

HOUSING CHARACTERISTICS



High Home Ownership: **39.6%** of housing units in the immediate area are owner-occupied, with a high concentration of rental options that support a flexible local workforce



Household Composition: 1-person households are the most common (46.0%), followed by 2-person households (36.0%), highlighting a demographic of individual professionals and small households.

Source: ESRI Business Analyst
(Key Metrics Based on 1-Mile Radius)

NEXT STEPS

250 LORDSHIP BOULEVARD
STRATFORD, CT
06615



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



VIEW
ONLINE LISTING



VIEW TAX BILL



CALL BROKER

No warranty or representation, express or implied, is made as to the accuracy 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 our principals.

ANGEL 
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

BROKER

Jon Angel, President
jangel@angelcommercial.com
203.335.6600 Ext. 21