Development Site for Sale
2225 Reservoir Ave., Trumbull CT
6.223 Acres





Exceptional Industrial-Investment Opportunity – Trumbull, Connecticut

An outstanding opportunity to acquire a substantial industrial property in the highly desirable Fairfield County market. Situated in Trumbull, Connecticut, this offering presents an excellent opportunity for investors, owner-users, and industrial businesses seeking a strategically located facility with significant space and infrastructure. The property encompasses approximately **6.223 acres** of generally rolling to level land and features an approximately **40,193-square-foot manufacturing facility**, with an additional building of approximately **5,571 square feet** with excellent rent potential. The primary facility offers 13'6"-foot ceiling heights, four loading docks, and dedicated office space, providing flexibility for a variety of industrial, manufacturing, warehousing, and distribution operations. The property is serviced by public water, public sewer, and natural gas, offering essential utilities to support ongoing business operations. It is located in an I-L2 industrial zone.

Strategically located with convenient access to the Merritt Parkway and Route 8, the property benefits from connectivity throughout Fairfield County and the greater Connecticut and New York metropolitan markets. Trumbull offers an attractive business environment, combining a strong commercial location with the character and quality of life of an established New England community. The town is recognized for its award-winning schools, desirable residential neighborhoods, and business-friendly local government, making it an appealing location for both employers and employees. Numerous recreational facilities are within walking distance to include a tennis club, Planet Fitness, Next Dimensions Gymnastics, and the Rockwell Dance School. TLE daycare is directly across the street. With its substantial building area, accessible location, industrial infrastructure, and established business community, this property represents a compelling opportunity to acquire a significant industrial asset in one of Fairfield County's sought-after commercial markets.

REALTOR®

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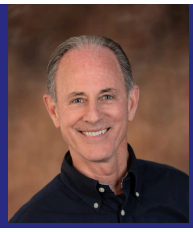


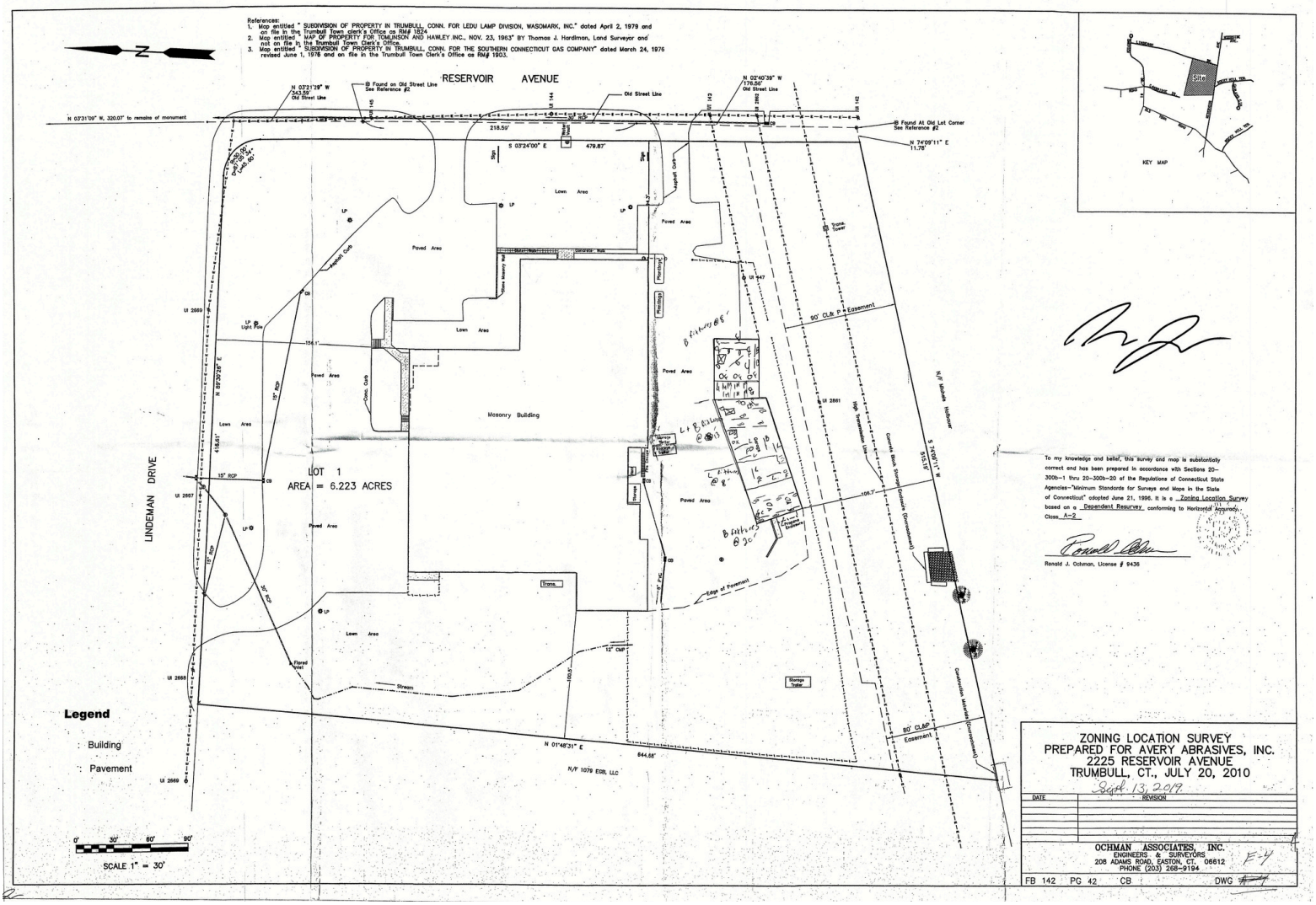
Offered at: $3,900,000

Property Highlights:

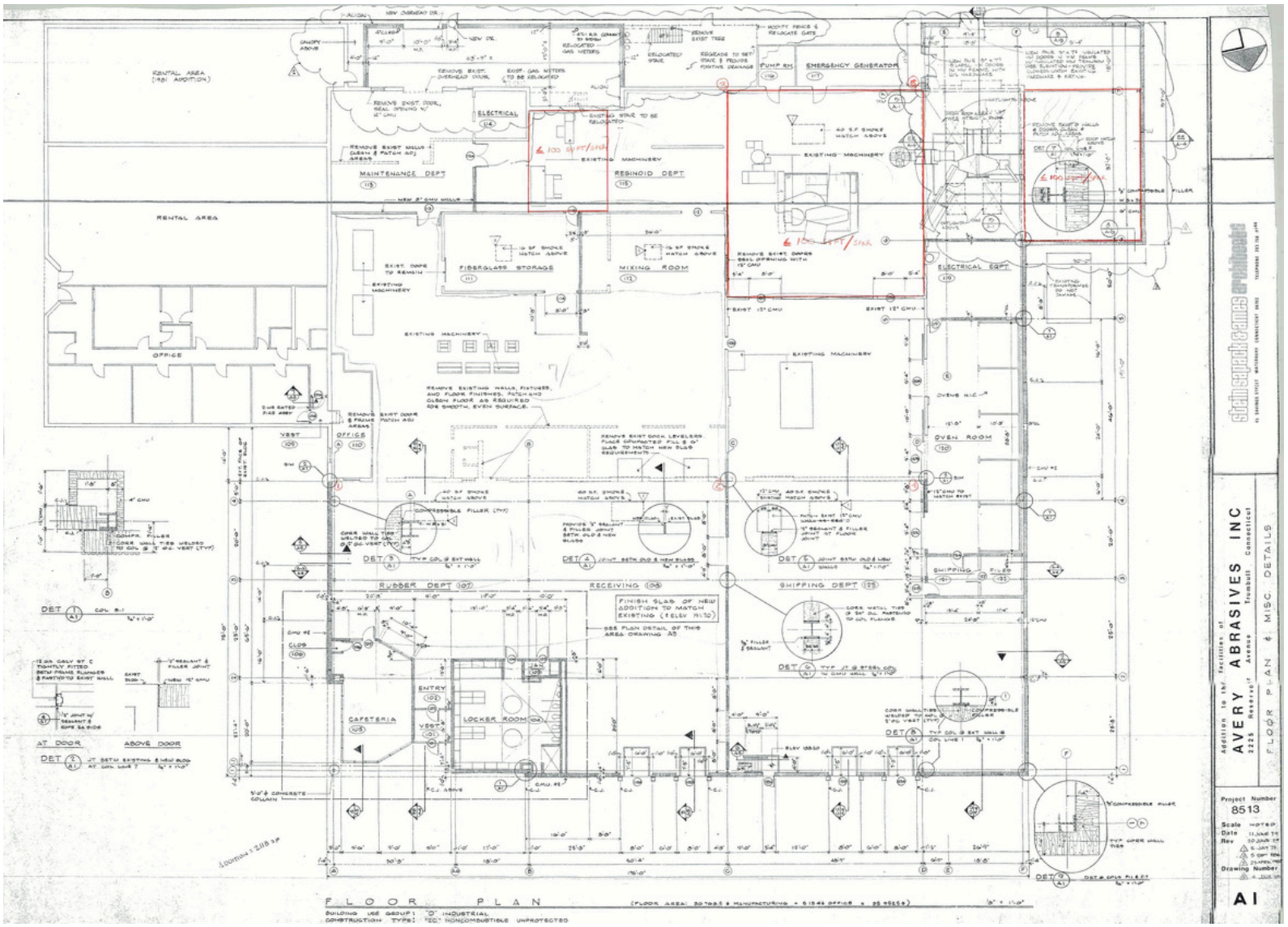
- 6.223 ± acres
- 40,193 ± SF primary manufacturing facility
- Additional 5,571 ± SF building
- 13' 6" ceiling height
- Four loading docks
- Additional office space
- I-L2 industrial zoning
- Public water and sewer
- Natural gas
- Gently rolling to level site
- Convenient access to Merritt Parkway and Route 8
- Located in Trumbull, Fairfield County, Connecticut

2025 Real Estate Taxes: $80,355

Site Plan


RESERVOIR AVENUE
LINDEMAN DRIVE
LOT 1
AREA = 6.223 ACRES
Masonry Building
Paved Area
Lawn Area
Stream
Legend
Building
Pavement
SCALE 1" = 30'
KEY MAP
Site
ZONING LOCATION SURVEY
PREPARED FOR AVERY ABRASIVES, INC.
2225 RESERVOIR AVENUE
TRUMBULL, CT., JULY 20, 2010
Sept. 13, 2019
OCHMAN ASSOCIATES, INC.
ENGINEERS & SURVEYORS
208 ADAMS ROAD, EASTON, CT. 06612
PHONE (203) 268-9194
FB 142 PG 42 CB
DWG

Main Building- Floor Plan





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