OFFICE BUILDING

FOR SALE

TRUMBULL, CT 06611

40 OAKVIEW DRIVE
OFFERING SUMMARY

Sale Price: $5,250,000
Available SF: 10,000 - 64,644 SF
Lease Rate: $14.50 SF/yr (NNN)
Lot Size: 6.09 Acres
Year Built: 1986
Building Size: 64,644 SF
Renovated: 2010
Zoning: I-L2
Price / SF: $81.21

PROPERTY OVERVIEW

Coldwell Banker Commercial NRT presents for sale 40 Oakview Drive in Trumbull, Connecticut. This 64,644 SF, Class A office building is situated on 6.09 acres in an I-L2 zone. The ideal location for a corporate headquarters, 40 Oakview is located in one of Trumbull’s most desirable business parks, convenient to Routes 25 & 15.

PROPERTY HIGHLIGHTS

- Class A Building
- Two Backup Generation Systems
- Lobby Renovated in 2010
- 7,845 SF Raised Floor Data Center
- 10’-12’ Ceiling Heights
- Parking Lot Redone in 2011
- Class A Building
- Two Backup Generation Systems
- Lobby Renovated in 2010
- 7,845 SF Raised Floor Data Center
PROPERTY HIGHLIGHTS

• 4 Gas Powered Gravity Boilers
  - One Replaced in 2002
  - Three Replaced in 2006

• 2 Backup Generation Systems
  - UPS 500KW - Installed 1999
  - UPS 800KW - Installed 2010

• Parking Lot Completely Redone in 2011

• 10’-12’ Ceiling Heights

• Roof Installed in 2004
  - Single Ply EPDM Carlyle (Warranty Exp. 4/27/2020)

• Lobby Renovated in 2010

• 7,845 SF Raised Floor Data Center

• Halon Fire Suppression System

• 4 Rooftop HVAC Units Replace in 2004
TRUMBULL, CT 06611

40 OAKVIEW DRIVE

Bryan Atherton, SIOR, CCIM
203.209.3337
bryan.atherton@cbcnrt.com
TRUMBULL, CT 06611

40 OAKVIEW DRIVE

FIRST FLOOR

Bryan Atherton, SIOR, CCIM
203.209.3337
bryan.atherton@cbcnrt.com
TRUMBULL, CT 06611

40 OAKVIEW DRIVE

Bryan Atherton, SIOR, CCIM
203.209.3337
bryan.atherton@cbcnrt.com
LOCATION HIGHLIGHTS

- Town of Trumbull is in the planning stages of a revitalization plan which will support progressive redevelopment of the current industrial park in which 40 Oakview is located.
- Town is working with a leading consulting firm to promote greater connectivity through a "Work, Live, Play" model.
- Construction has begun on a 202-Unit, market rate Multi-Family development across the street from 40 Oakview.
- Proposal has been presented for additional Multi-family units on Reservoir Avenue.
- 101 Oakview slated for redevelopment as an Assisted Care facility.