

Office/Flex Space

125 Bradley Road
Woodbridge, Connecticut



Available: 2,500 SF

- **Nice, clean Class B office or Flex space**
- **Can be subdivided in half**
- **Good parking**
- **Waterview of Konold's Pond**

DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Avg. Household Income</u>	<u>Median Age</u>
1 mile	3,799	\$94,174	40.4
3 miles	66,799	\$101,499	36.7
5 miles	203,085	\$104,790	34.7



PROTO GROUP

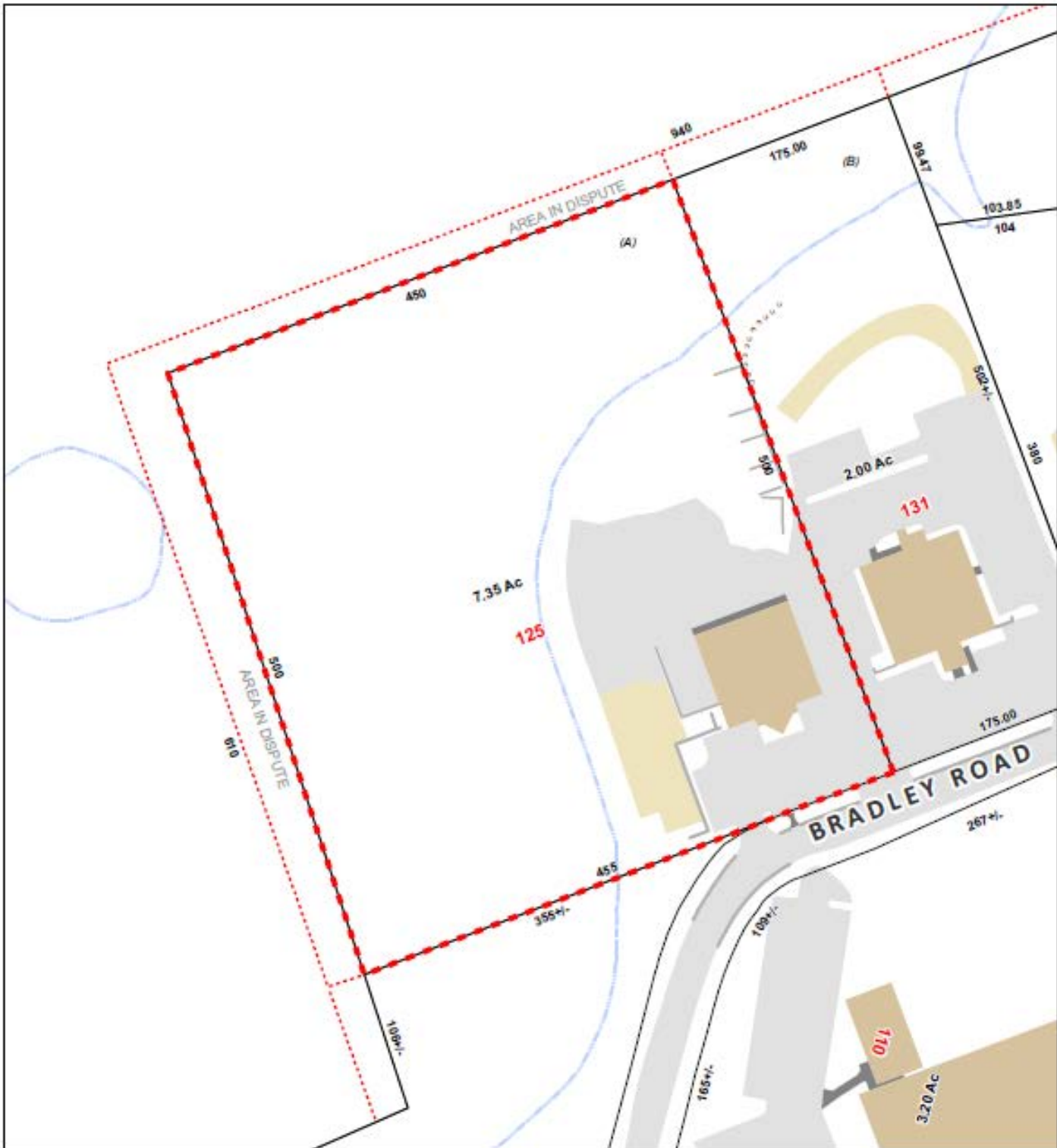

110 Washington Avenue 4th Floor
North Haven, CT 06473
Phone: 203.234.6371 – Fax: 203.234.6372

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3.25.2024

Town of Woodbridge, Connecticut - Assessment Parcel Map

GIS ID: 2301-180-125 Address: 125 BRADLEY RD



Approximate Scale:
1:1,200

Map Produced; November 2022

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.

125 Bradley Rd., Woodbridge, Connecticut 06525

\$16



Active Office

Office		DOM / CDOM:	0 / 0
Listing ID :	24005939	County:	New Haven
Parcel Number:	2314674	Neighborhood:	N/A
		Is also for Sale/Lease:	/

Overview

Nice, clean Class B office space. Tenant to pay its own utilities, janitorial and their pro-rata share of Real Estate taxes.

Private Remarks

Structural/Parking Information

Year Built:	1973	Construction:	Brick, Block, Concrete
Number of Stories:	2	Roof:	Flat, Membrane
Number of Units:	3	Foundation:	Masonry, Slab
Number of Tenants:	2	Flooring:	
ADA Compliant/Handicap Features:	No/	Ceiling Height:	12
SqFt/SqFt Source:	5,625/Public Records	# of Restrooms:	
Space is Subdividable:	Yes	# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	5625
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	5625
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional SqFt Available:	

Building Information

Present Use:	Vacant	Tax Year:	
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Lease Information

Landlord Options:		Tenant Responsibilities:	All Utilities, Hot Water, Insurance, Janitorial Service, Maintenance/Repairs, Real Estate Taxes, Water
Landlord Requirements:	References Required, Security Deposit, Lease Required, Annual Increase	Security Deposit Info:	One month subject to landlord review of financials
Landlord Responsibilities:	Capital Improvements, Common Area Maintenance, Grounds Maintenance, Liability Insurance, Parking, Property Management, Roof Maintenance, Sewer, Snow Removal, Trash Service	Build Out Allowance:	
		Monthly Lease \$:	
		Remaining Years on Lease:	

Utility Information

Heat Type/Fuel:	Hot Air/Natural Gas	Available Utilities:	Electric, Gas, Phone Available, Cable Available
Cooling:	Central Air	Electric Voltage:	120
Hot Water System:		Electric Amperage:	200
Water Service:	Public Water Connected	Electric Phases:	3
Sewer Service:		# of Electrical Services:	2

Lot & Location

Acres:	7.35	Lot Description:	
Zoning:	DEV2	In Flood Zone:	Yes
Location:	Suburban	Elevation Certificate:	No
Road Frontage Description:	Municipal Street	Available Documents:	Brochure, Demographic Data

Walkscore: [Get More Info](#)

Listing Information

Showing Instructions: Call listing broker
 Lock Box Description: None
 Lock Box Location: _____
 Directions: Route 69 to right on Bradley Road to stop sign, then left on Bradley Road. Building is on the left before cul-de-sac.
 Sign: Yes
 Owner Name / Phone: Withheld /
 Occupied By: _____

Listing Contract Type: Exclusive Right to Lease Listing Agreement
 Service Type: Full Service
 Buyer Agency Compensation: \$1
 Additional Compensation Info: _____
 Compensation Notes: Call broker for brokerage fees
 Variable Compensation / Reserved Prospect: No / No
 Date Available: Immediate
 Potential Short Sale / Comments: /
 The following items are not included in this sale: _____

Property Management

Property Management Type: _____
 Property Management Company: _____
 Property Management Company Phone: _____

Property Manager: _____
 Property Manager Phone/Email: /

Listing Agent/Broker Information

List Agent: Louis Proto (PROTOLO)
 List Agent Phone: (203) 234-6371
 List Agent Email: proto@theprotogroup.com
 List Agent License: REB.0754233
 List Agent Website: _____

List Office: Proto Group LLC The (PROT30)
 List Office Phone: (203) 234-6371
 List Office Website: _____

Marketing History

List Price: \$16
 Previous List Price: \$16
 Original List Price: \$16
 Price Last Updated: _____
 List Price as % of Assessed Value: _____

Entered in MLS: 03/25/2024
 Listing Contract Date: 03/25/2024
 Listing Last Updated: 03/25/2024
 Expiration Date: _____
 Sale Financing: _____

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