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## **Sherman of Angel Commercial brings 86,894 s/f 30 Nutmeg Dr. in Trumbull to 100% occupancy**

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Trumbull, CT According to Brett Sherman CCIM, senior vice president of Angel Commercial, LLC, 30 Nutmeg Dr., an 86,894 s/f flex building, is 100% leased.

Two tenants have leased the remaining space at 30 Nutmeg Dr. D-BAT Academy, a baseball training facility, signed a long-term lease for 20,487 s/f and Prospect America leased the remaining 3,500 s/f. Sherman represented the landlord in both transactions.

“The space was well-priced, and the building is in a convenient location with great access to Rte. 8, I-95 and the Merritt Parkway. There is also bus service located directly in front of the building,” said Sherman.

“Recently, there has been an uptick in commercial real estate activity in this corporate park in Trumbull,” Sherman said. “Nearby, Educational Playcare is building a brand new daycare facility at 111 Merritt Blvd., and the office buildings at 55 & 75 Merritt Blvd. both recently sold to investors.”

Both of the new tenants coincidentally are from Texas. D-BAT, founded in 1988 in Addison, Texas, is an international chain that offers batting, pitching and fielding practice training facilities plus a full line of products including wood bats, gloves, batting gloves and baseball and softball accessories. Prospect America, founded in 2010 in Fort Worth, Texas, is a global provider of outsourced call center services both inbound and outbound.

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