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## Angel Commercial, LLC negotiates sale of two Stratford properties for \$7.25 million at 1255 and 1297 West Broad Street

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Stratford, CT Angel Commercial, LLC has brokered the sale of two adjacent properties at 1255 and 1297 West Broad St., for a total price of \$7.25 million to West Broad Street Property Owner LLC.

Located adjacent to I-95, next to Dunkin', with accessibility and visibility, the properties are being developed by GFI Partners, a real estate developer, operator, and investment manager based in Boston. They are now set to create a 14-acre land assemblage fully entitled for a 231,000 s/f one-story industrial warehouse with 38 loading docks, two drive-in doors, 36-39' ceiling height, and 232 parking spaces. The new address is 1265 West Broad St., and the anticipated completion date for the new warehouse is in the second quarter of 2024.

"We are delighted to have successfully brokered the sale of these two properties," said Jon Angel, president of Angel Commercial, LLC, who was the sole broker in the transactions and the listing broker for the new warehouse. "The sale is a testament to the strength of the commercial real estate market and the growing demand for high-quality industrial facilities. We look forward to seeing the development of this state-of-the-art facility that will bring significant economic benefits to the region."

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