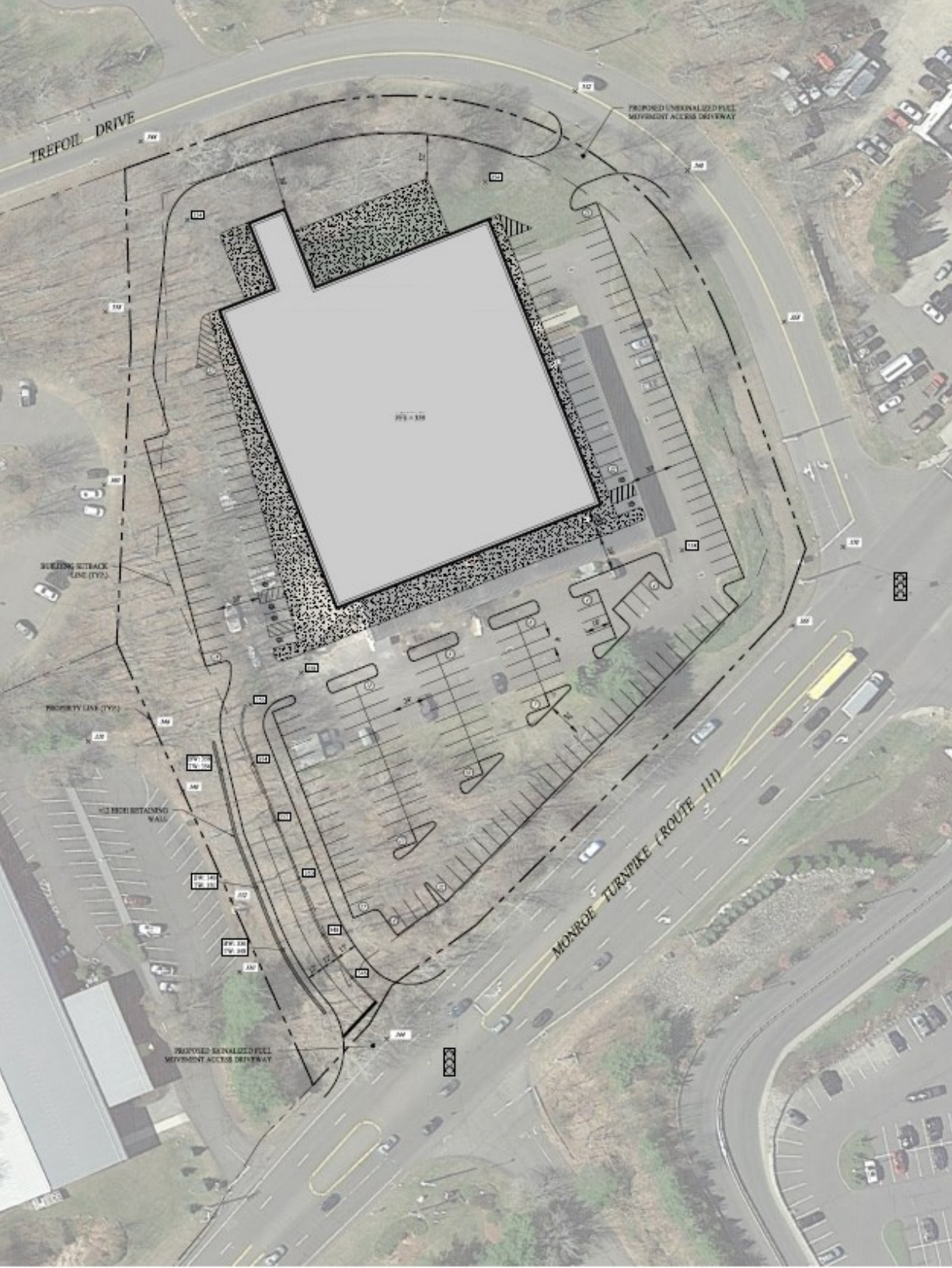


**FOR SALE OR LEASE**  
**ONE TREFOIL DRIVE**  
TRUMBULL, CT





# OVERVIEW

Cushman and Wakefield is pleased to present for sale or lease One Trefoil Drive, Trumbull, CT (“The Property”).

One Trefoil is a 29,000 ± SF, single story flex building on 5 flat acres located at the crossroads of Route 25 and Route 111 retail corridor.

The property, which shall be delivered vacant, is situated within the flexible Light Industrial (I-L Zone) and presents the opportunity to either utilize the existing building or redevelop the site into a variety of uses.

## OFFERING HIGHLIGHTS

**Price Upon Request**

**Upside Potential**

Re-Development with curb-cut access and traffic light onto Monroe Turnpike (Route 111)

**Expansion Opportunity**

Existing Office Building can be Expanded

**Potential Allowed Use Change**

Retail / Medical

**Crossroad Location –  
Route 25 & Route 111**

Highly Visible, Heavily Trafficked Location

# TOWN OF TRUMBULL



One Trefoil Drive is located at the crossroads of Route 25 and Route 111 in the Town of Trumbull, Fairfield County, Connecticut. The Town of Trumbull, which is bordered by Monroe, Shelton, Stratford, Bridgeport, Fairfield and Easton, is a vibrant community of more than 34,000 citizens that combines small-town New England character and charm with extensive retail and commercial activity.

Trumbull's central location with Eastern Fairfield County provides access to a highly skilled but lower cost labor pool (versus Southern and central Fairfield County), more reasonably priced housing and shorter commutes with affordable rents. The region is a model for balanced economic growth and stable taxed and has become a thriving market for numerous corporations, including those in search of data centers and disaster recovery facilities as primary locations or facilities to back-up and geographically diversify their operations.

# SITE PLAN

## Contact Info

**JAY HRUSKA**

107 Elm Street, 8<sup>th</sup> Floor

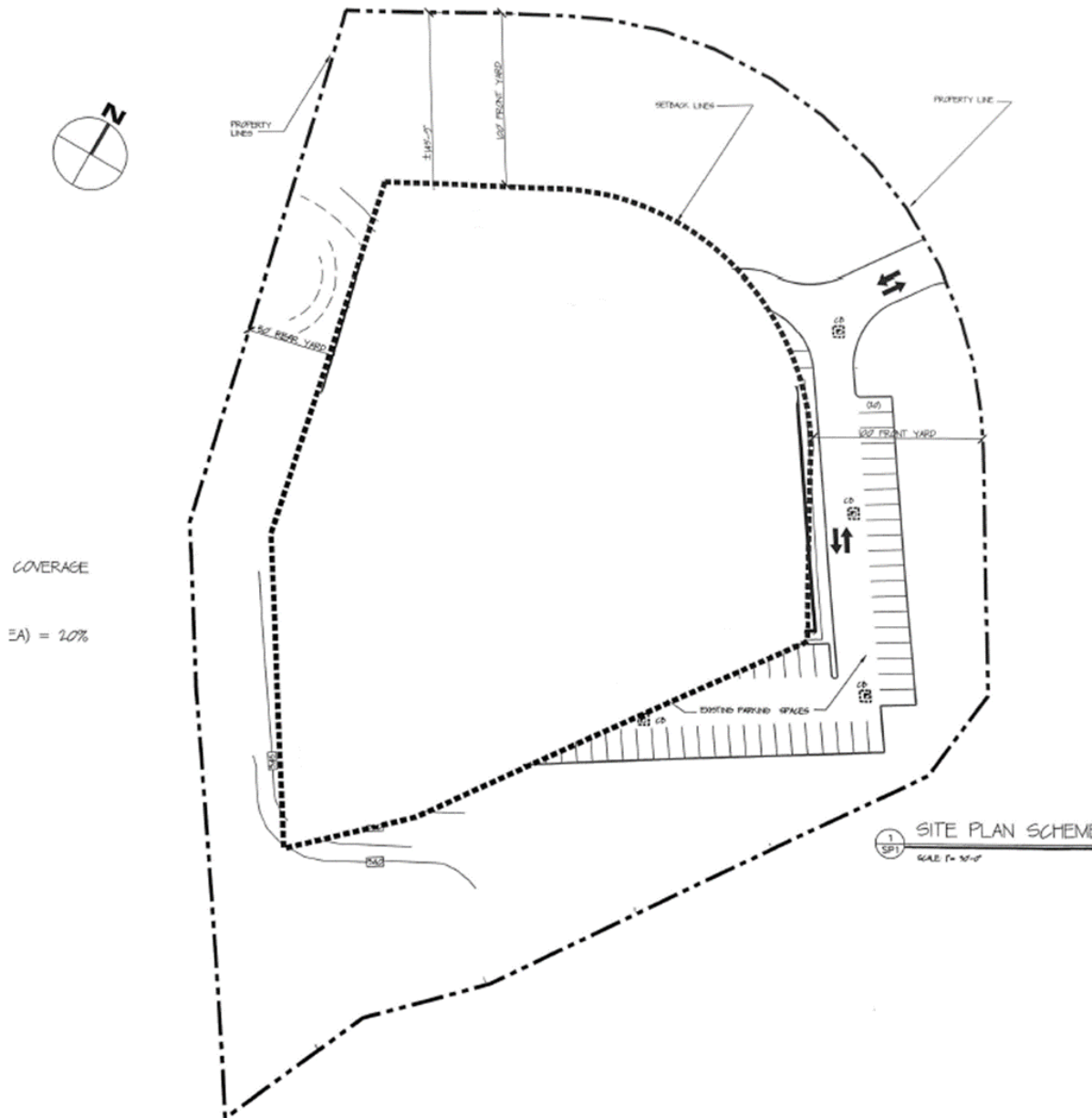
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