



INVESTMENT PROPERTY

For Sale

Enticing commercial - industrial real estate investment opportunity with diverse development potential.

1 Trefoil Drive
Trumbull, CT

Highlights:

- 29,000 SF Flex Office Building
- on 4.96 Acres of Land
- Expansion or Development Possibilities
- Strategic Location

\$ 3,900,000

1 Trefoil Drive, Trumbull, CT

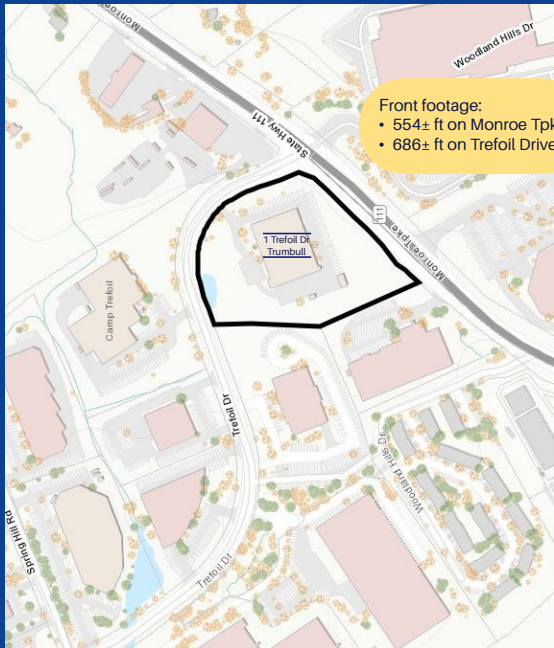
Overview



Strategically located directly across from Home Depot, 1 Trefoil Drive is a 29,000 SF single-story flex building on 4.96 acres of land, at a signalized intersection of the Route 111 retail corridor and Trefoil Drive. This property offers high visibility and diverse investment potential. The existing building is versatile for offices or light industrial use, while the 4.96-acre lot provides exciting redevelopment possibilities for commercial (retail, restaurant, self storage) or possibly mixed-use projects. This property is an enticing prospect for those looking to capitalize on the growth and potential of the Trumbull area.

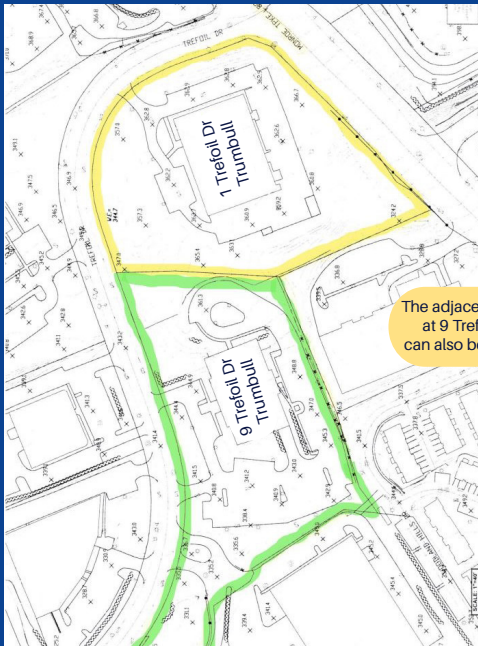
1 Trefoil Drive, Trumbull, CT

Site Plan



1 Trefoil Drive, Trumbull, CT

Site Plan



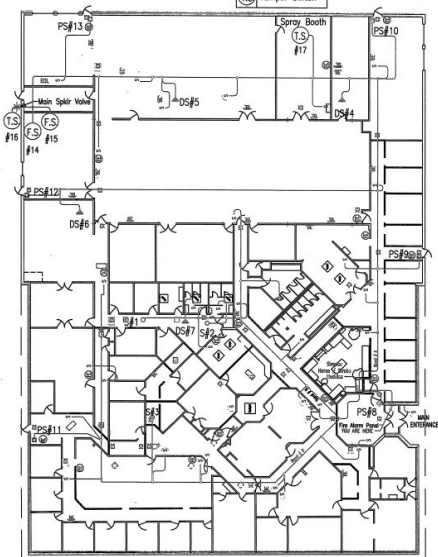
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Floor Plan

Fire Alarm Legend

□	Pull Station
△	Duct Smoke Det.
○	Smoke Detect
(F.S)	Flow Switch
(T.S)	Tamper Switch

Emergency Exit/Sign Legend	
(E)	Fire Exit/Sign
(E)	Exit Sign
(E)	Exit Sign
(E)	Exit Sign
(E)	Exit Sign



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Contact



About Hodson Realty

Businesses small and large alike have experienced the benefits of working with Hodson Realty's commercial, industrial and investment team. Through principled negotiations, we help each client reach their desired real estate investment goals. Our panel of esteemed advisors assists in all of your related financial, legal, and strategic needs.



Listing Broker

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Integrity. Quality.
Experience. Service