

26 Stuart Avenue, Norwalk, CT 06850

Freestanding Warehouse Next to Major Thoroughfares for Sale at \$679,000 or for Lease at \$10/SF NNN



Freestanding Warehouse Next to Major Thoroughfares is for Sale or Lease in Norwalk, CT. Minutes to I-95, the property is conveniently located just off Route 1 (Connecticut Avenue). The 6,296 SF building has clear span construction, 11.5' to 12.5' ceiling height, three drive-in doors, a covered loading dock with an interior overhead door and plenty of space for possible indoor parking. Fork-lift/conveyor system access to the second floor. The building could be divided to accommodate two tenants.

Located in a D Residence Zone*, the property is grandfathered in for its current use as a warehouse/storage.

Less than a mile to I-95, Exits 15 & 16 and with easy access to the Merritt Parkway via Route 7, the property is steps to Route 1 and a Norwalk Transit Bus Stop. Neighbors include Firestone Briggs Tire Company, Carpet King and Flooring, Lowes Home Improvement, Jerry's Upholstery, and Fred's Car Wash. It is within walking distance to banks, shopping, and restaurants.

The Site

Space Available:	6,269 SF
Building Type:	Warehouse
Total Building Size:	6,296 SF
Land:	0.11 acres
Real Estate Taxes:	\$8,442.80 (2020)
Zoning:	D Residence*
Year Built:	1972
Construction:	Block
Stories:	Two
Tenancy:	One or Two

Features

Parking:	5 Spaces
Ceiling Height:	11.5" - 12.5'
Loading:	3 Drive-In Doors & 1 Covered Loading Dock
Amenities:	Fork-Lift/Conveyor System Access to Second Floor

Utilities

Water/Sewer:	City/City
Heating:	Gas

Contact

Brett A. Sherman, CCIM
Senior Vice President
203.853.0101, Ext. 22
bsherman@angelcommercial.com

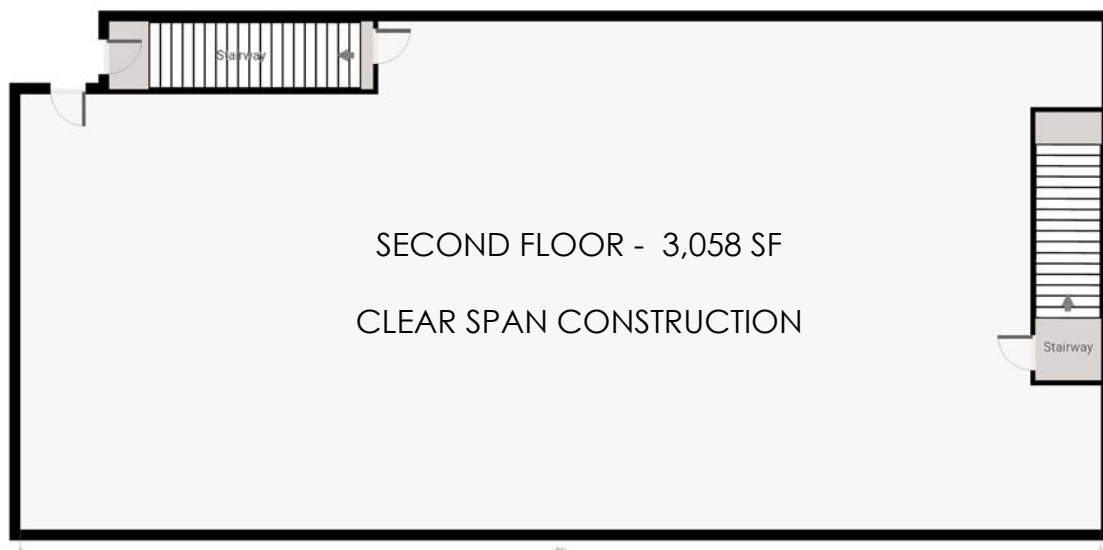
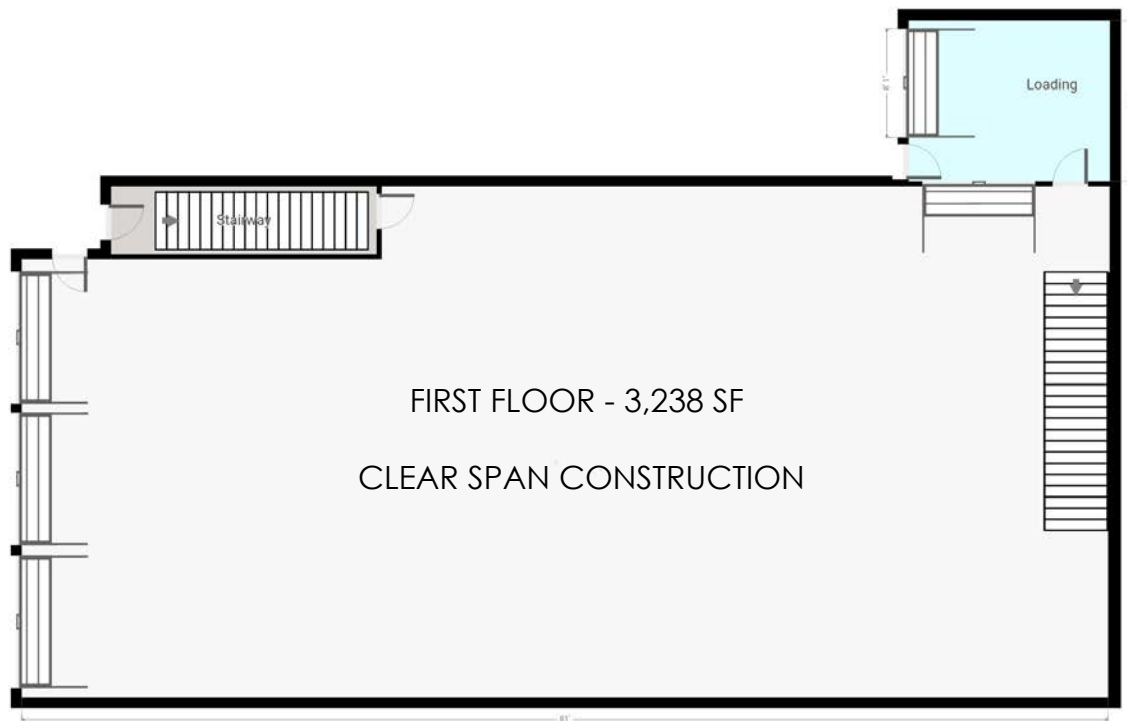
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Floor Plan – 6,296 SF - NOT TO SCALE

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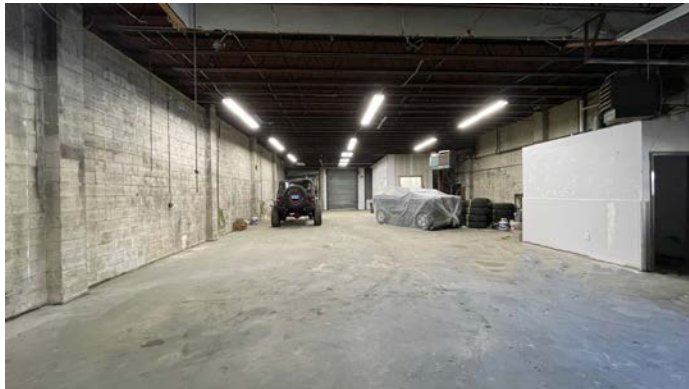
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Photo Gallery

26 Stuart Avenue

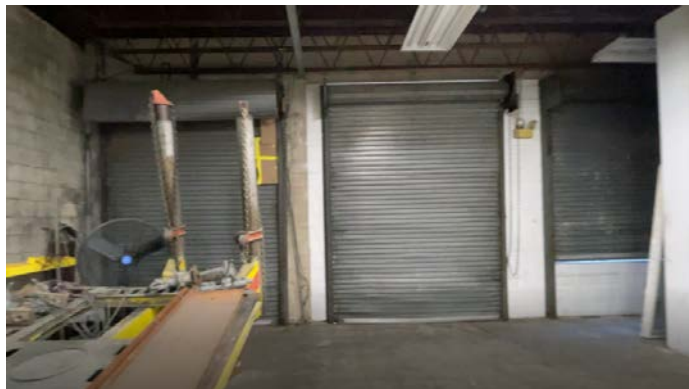
Norwalk, Connecticut 06850



11.5' TO 12.5' CEILING HEIGHT



OVERHEAD DOOR ACCESS TO COVERED DOCK



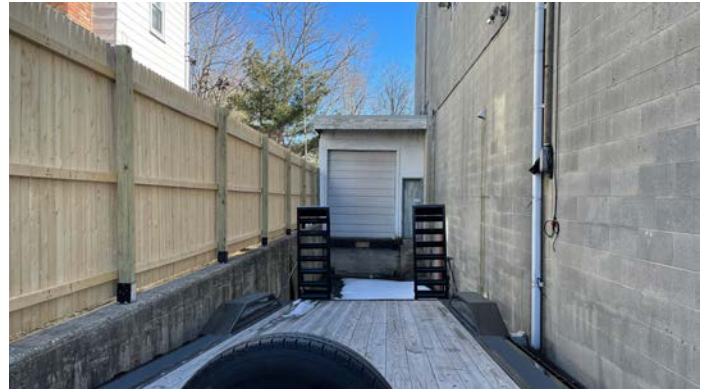
3 DRIVE-IN DOORS



CLEAR SPAN CONSTRUCTION



LED LIGHTING



LOADING DOCK

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