

Warehouse Space for Lease in Impeccably Maintained Flex Building in South Norwalk

300 Wilson Avenue
Norwalk, CT 06854



For Lease at \$14.00/RSF NNN

- ▶ Industrial warehouse spaces sized 4,045 RSF and 4,800 RSF (divisible).
- ▶ Shared loading dock with leveler accessible by any size tractor trailer.
- ▶ Ground level industrial/warehouse space features up to a 22' 8" ceiling height, level concrete flooring in excellent condition, wet sprinkler system, and full HVAC.
- ▶ Tenant amenities include abundant parking, two sets of common restrooms on main warehouse level, and access to waterfront picnic area.
- ▶ Building tenants include promotional media, FinTech, travel, healthcare, and digital marketing companies. Building neighbors include the Sono Ice House.
- ▶ Five minutes to Rowayton and Sono restaurants.
- ▶ Located in a Industrial 1 (I1) Zone bordering Rowayton, the property is 1.3 Miles to the South Norwalk Metro-North Train Station, 4.4 miles from 95, Exit 14, and at a Norwalk Transit bus stop.

Contact:

Eva Kornreich, Vice President
203.335.6600, Ext. 23
ekornreich@angelcommercial.com





Fact Sheet	3
Floor Plan	4
Location Map	5
Photo Gallery	6

Contact:

Eva Kornreich, Vice President
203.335.6600, Ext. 23
ekornreich@angelcommercial.com





Warehouse Space for Lease in Impeccably Maintained Flex Building in South Norwalk. Industrial warehouse spaces sized, 4,045 RSF and 4,800 RSF (divisible). Shared loading dock with leveler accessible by any size tractor trailer. Ground level industrial/warehouse space features up to 22' 8" ceiling height, level concrete flooring in excellent condition, wet sprinkler system, and full HVAC. Tenant amenities include abundant parking, two sets of men's/women's restrooms on main warehouse level, and access to waterfront picnic area.

Building tenants include promotional media, FinTech, travel, healthcare, and digital marketing companies. Building neighbors include the Sono Ice House.

Five minutes to Rowayton and Sono restaurants. Located in a Industrial 1 (I1) Zone bordering Rowayton, the property is 1.3 Miles to the South Norwalk Metro-North Train Station, 4.4 miles from 95, Exit 14, and at a Norwalk Transit bus stop.

The Site

Total Space Available:	8,845 RSF
Space 1:	4,045 RSF
Space 2:	4,800 RSF (divisible)
Building Type:	Industrial/Flex
Total Building Size:	105,990 RSF
Land:	14.31 acres
Zoning:	Industrial 1 (I1)
Year Built:	1980
Construction:	Prefinished Metal
Tenancy:	Multiple
Stories:	Two

Features

Parking:	Abundant Parking
Ceiling Height:	Up to 22' 8"
Loading:	One Shared Loading Dock with Leveler
Amenities:	On-Site Property Management, Wet Sprinkler System, Full HVAC, Elevator, Two Sets of Men's /Women's Restrooms on Main Warehouse Level, Access to Waterfront Picnic Area

Utilities

Water/Sewer:	City/City
Heating:	Gas
A/C:	Central Air Conditioning
Power:	3-Phase, Up to 400 Amps

Contact:

Eva Kornreich, Vice President
203.335.6600, Ext. 23
ekornreich@angelcommercial.com



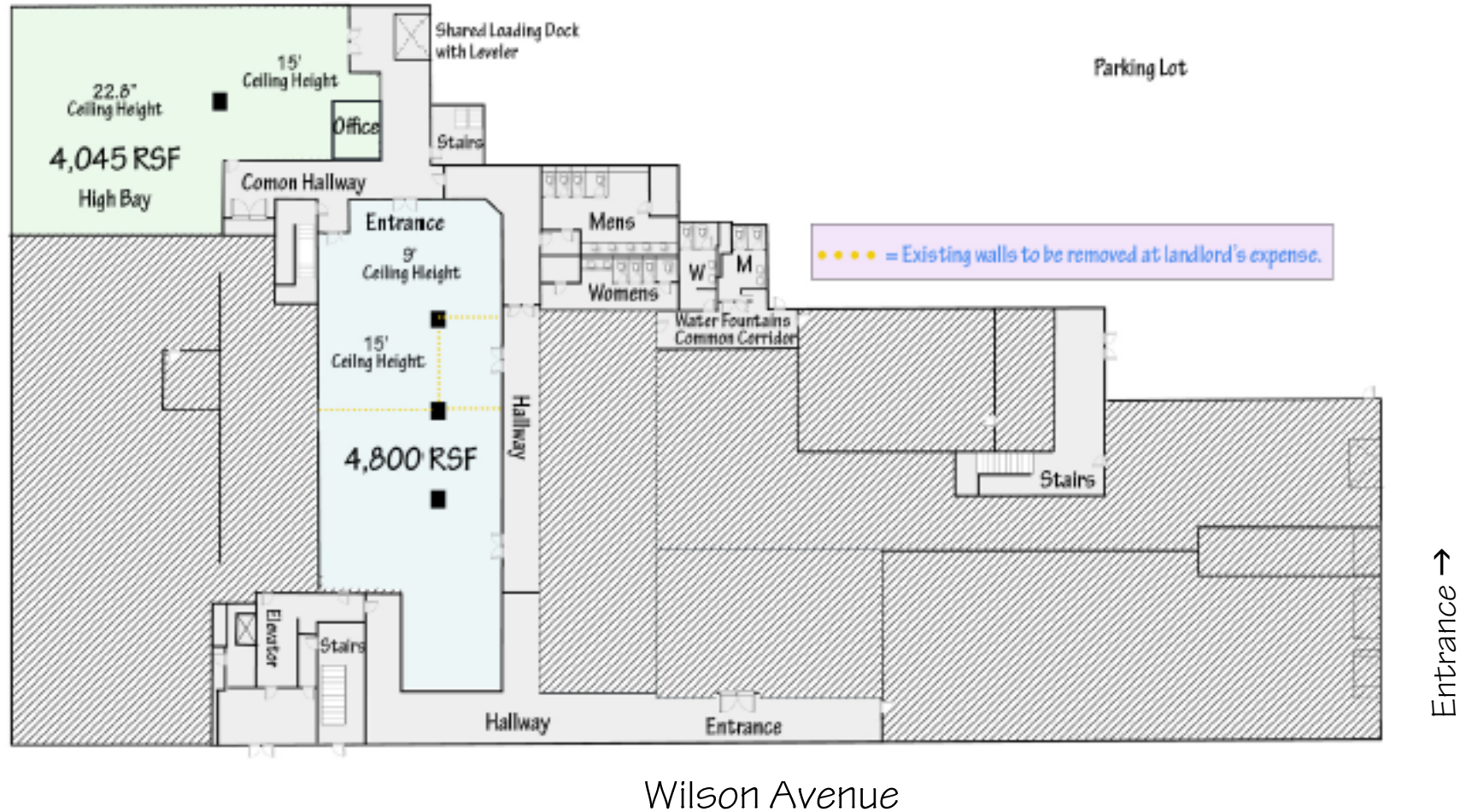
For Lease

Floor Plan

300 Wilson Avenue

Norwalk, CT 06854

SoNo
Ice
House



Contact:
Eva Kornreich, Vice President
203.335.6600, Ext. 23
ekornreich@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

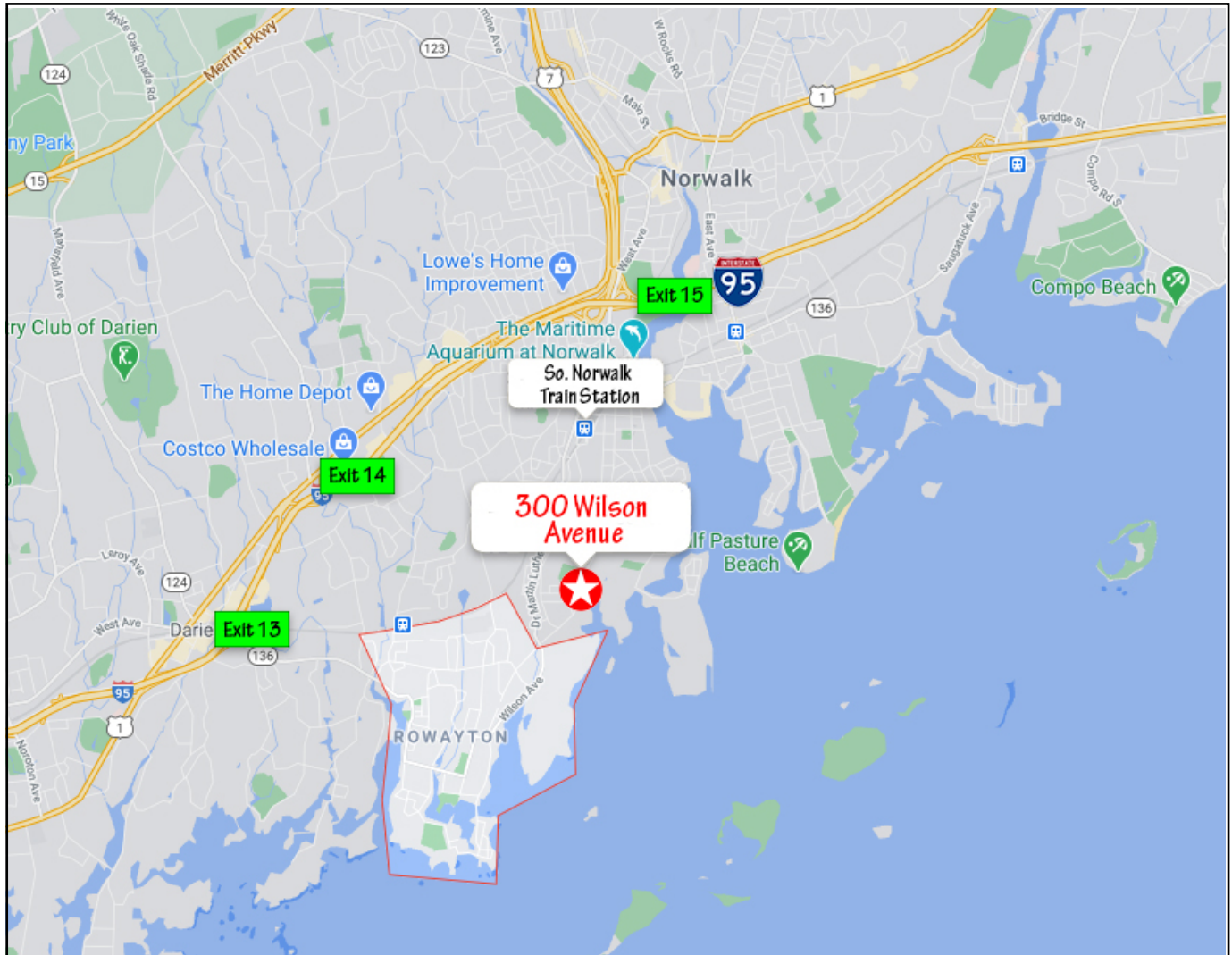
No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

For Lease

Location Map

300 Wilson Avenue

Norwalk, CT 06854



Bordering Rowayton, 300 Wilson Avenue is 1.3 Miles to the South Norwalk Metro-North Train Station, 4.4 miles from I-95, Exit 14, and at a Norwalk Transit bus stop.

Contact:

Eva Kornreich, Vice President
203.335.6600, Ext. 23
ekornreich@angelcommercial.com



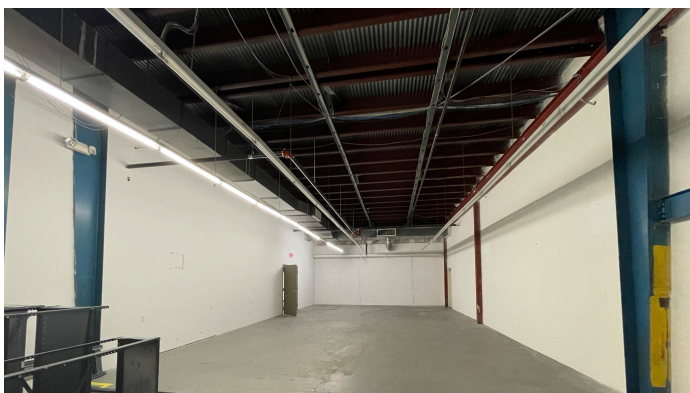
2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

For Lease
Photo Gallery

300 Wilson Avenue

Norwalk, CT 06854



Contact:
Eva Kornreich, Vice President
203.335.6600, Ext. 23
ekornreich@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.