

Freestanding Flex Building with Immediate Access to I-95 Available for Sublease

38 Duka Avenue (35 Webster Street)
Fairfield, Connecticut 06825



For Sublease at \$15.00/SF NNN

- ▶ 3,600 SF building built on grade with street-to-street access on 0.11 acres in a Designed Industrial District Zone.
- ▶ Located off Commerce Drive, the entrance of the building is located on Duka Avenue and the two drive-in doors are accessible from Webster Street.
- ▶ 1,000 SF of office space and 2,600 SF of warehouse space.
- ▶ The lease expires on 12/31/2024 but can be extended directly with the landlord.
- ▶ Located directly off the Exit 24 I-95 access ramp and within walking distance from the Fairfield Metro Train Station.
- ▶ Close to restaurants, shopping, banks, and fitness clubs. Neighbors include Audi Fairfield, Mercedes Benz, BJ's Wholesale Club, Bright Horizons Daycare, Whole Foods Market, Home Depot, US Post Office, The Edge Fitness Club, Staples, Verizon Wireless, and Super Duper Weenie.

Broker: Brett A. Sherman, CCIM
Senior Vice President
203.335.6600, Ext. 22
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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.



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Freestanding Flex Building with Immediate Access to I-95 is Available for Lease: Situated on 0.11 acres in a Designed Industrial District Zone, the 3,600 SF building is built on grade and has street-to-street access. Located off Commerce Drive, the entrance of the building is located on Duka Avenue and the two drive-in doors are accessible from Webster Street. The building features 1,000 SF of office space and 2,600 SF of warehouse space. The lease expires on 12/31/2024 but can be extended directly with the landlord.

The property is located directly off the Exit 24 I-95 access ramp and within walking distance from the Fairfield Metro Train Station. It is close to restaurants, shopping, banks, and fitness clubs. Neighbors include Audi Fairfield, Mercedes Benz, BJ's Wholesale Club, Bright Horizons Day Care, Whole Foods Market, Home Depot, US Post Office, The Edge Fitness Club, Staples, Verizon Wireless, and Super Duper Weenie.

The Site

Space Available:	3,600 SF (1,000 SF of Office)
Total Building Size:	3,600 SF
Land:	0.11 acres
Real Estate Taxes:	\$8,766.88 (2021)
Zoning:	Designed Industrial District (DI)
Construction:	Concrete
Year Built:	1957
Tenancy:	Single Occupancy

Features

Ceiling Height:	14.4'
Loading:	Two 11.5' x 11.4' Drive-in Doors
Amenities:	Two (2) Ton Cranes

Utilities

Water/Sewer:	City/City
A/C:	Central Air-Conditioning in Office
Heating:	Gas
Power:	200 amps, 240 volts

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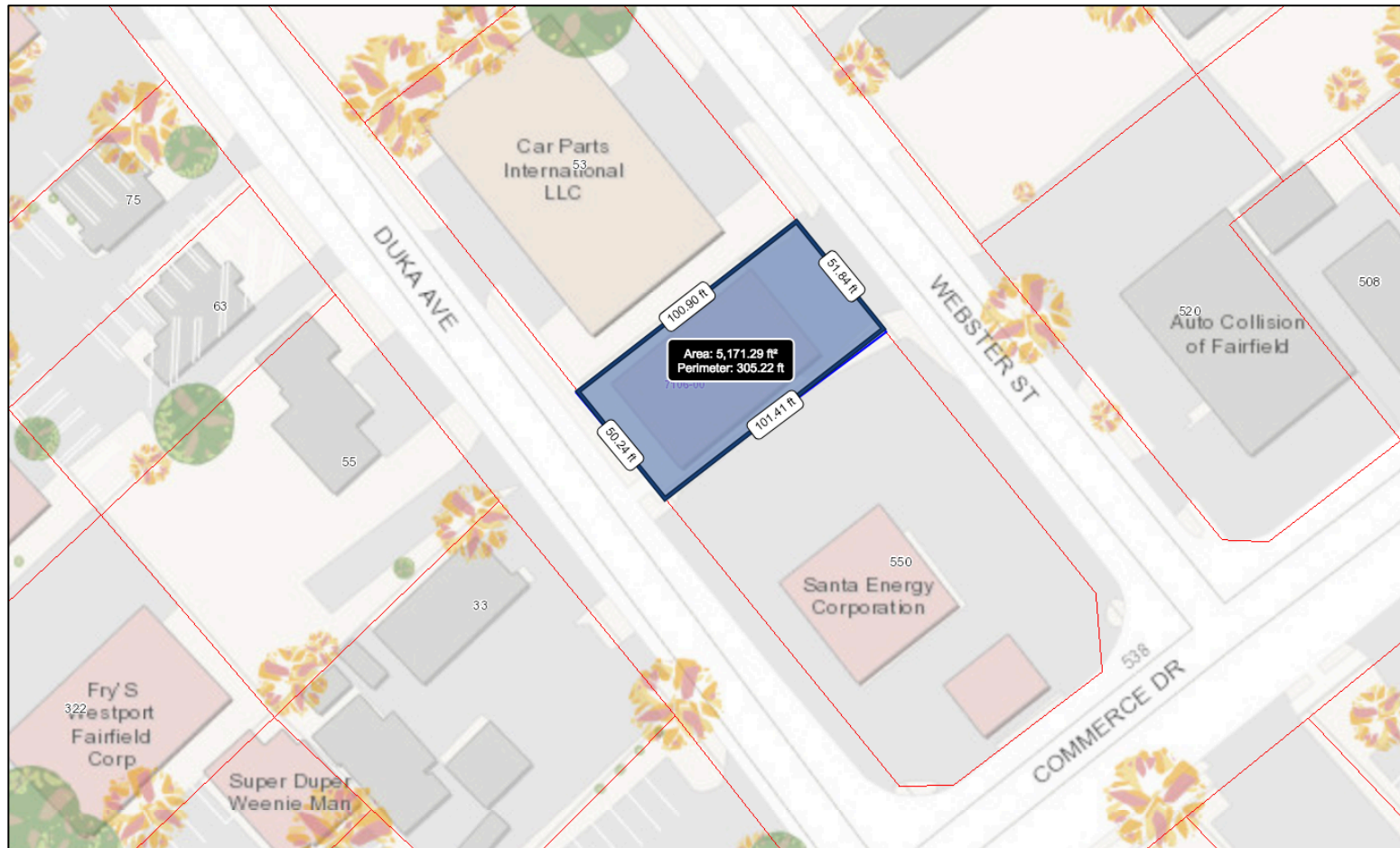
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For Sublease

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Parcel Map- Measurements are Approximate

Fairfield, Connecticut 06825

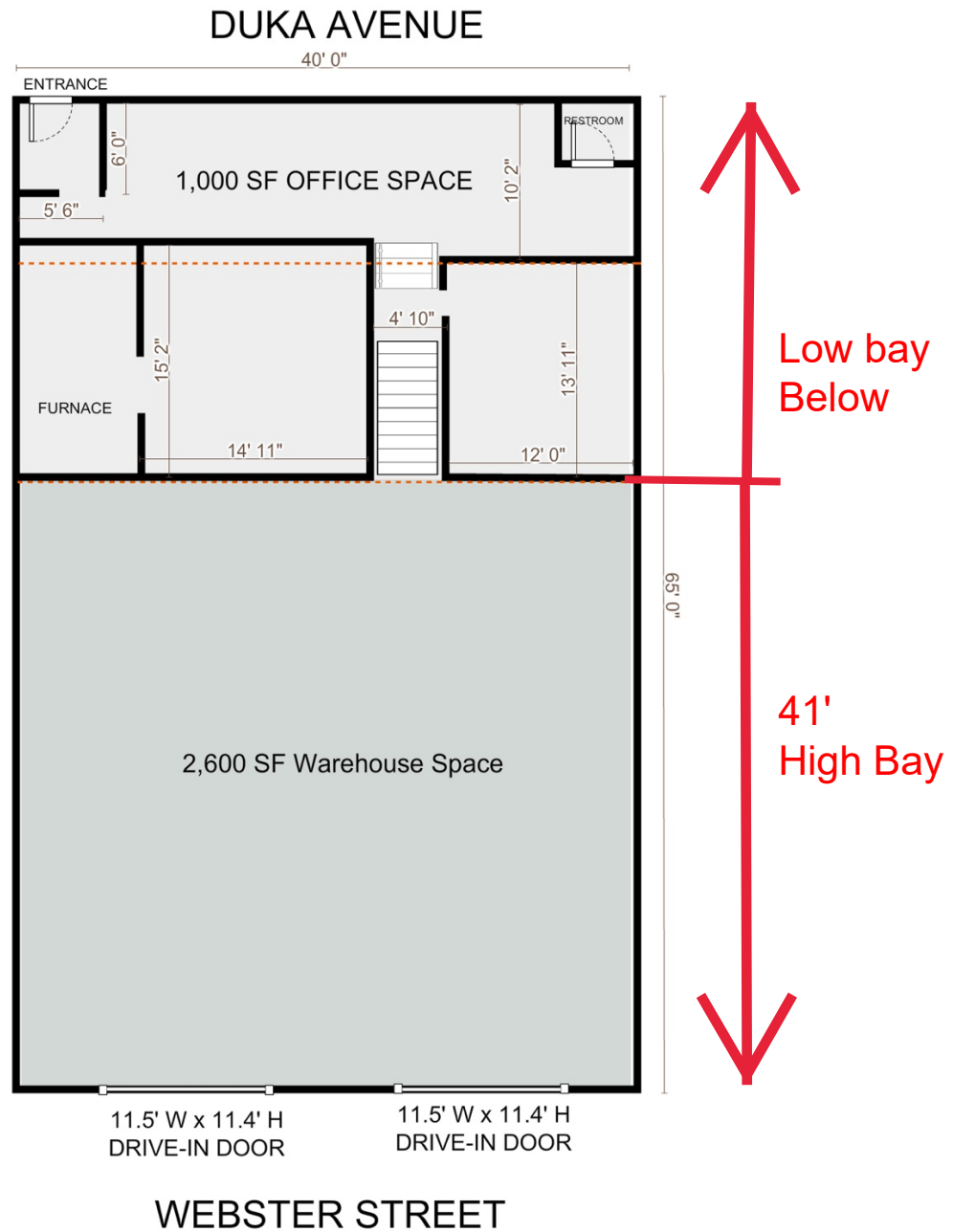


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For Sublease

38 Duka Avenue (35 Webster Street)

Location Map

Fairfield, Connecticut 06825



Located directly off the Exit 24 I-95 access ramp
and within walking distance from the Fairfield Metro Train Station.

Close to restaurants, shopping, banks, and fitness clubs.

Neighbors include Audi Fairfield, Mercedes Benz, BJ's Wholesale Club, Bright Horizons Daycare,
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For Sublease

38 Duka Avenue (35 Webster Street)

Photo Gallery

Fairfield, Connecticut 06825



1,000 SF OF OFFICE SPACE



PRIVATE OFFICE



CENTRAL AIR CONDITIONING IN OFFICE



TWO 11.5' X 11.4' DRIVE-IN DOORS



2 TON CRANE & 14.4' CEILING HEIGHT

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Fairfield, CT - Designed Industrial District (DI)

Please visit the Town of Fairfield website for complete zoning regulations.

SECTION 21.0 REGULATIONS FOR DESIGNED INDUSTRIAL DISTRICT

21.1 General

There shall be one (1) District for industrial uses, designated as Designed Industrial District. No use shall be permitted in that District, except as these Designed Industrial District Regulations provide, and further except that if the Zoning District existing prior to the amendment of the Zoning Map establishing the Designed Industrial District was a Residence “AAA”, “AA”, “R-3”, “R-2”, “A”, “B”, or “C” District land, buildings and other structures may be used for any use permitted in such prior Zoning District, subject to all the requirements of such prior District.

21.2 Permitted Uses

In addition to the foregoing pre-existing permitted uses, the uses of land, buildings and other structures shall be solely for the following purposes. A Special Permit under Section 25.0 of the Zoning Regulations shall be required for any new construction, re-construction, exterior alterations, or additions for a use permitted in this section. Change from one permitted use to another permitted use not involving new construction, re-construction, exterior alterations or additions shall require an application to the Commission for a Certificate of Zoning Compliance under Section 2.22 of the Zoning Regulations subject to the standards of Section 25.7:

21.2.1 the manufacture, processing or assembling of goods;

21.2.2 research laboratories;

21.2.3 warehousing, wholesale businesses, common carrier, contract carrier or other freight and materials trucking businesses and terminals, motor vehicle rental or leasing businesses and building contractor’s businesses and storage yards;

21.2.4 restaurant and food service;

21.2.5 wholesale laundering or cleaning plants;

21.2.6 veterinary hospitals, printing and publishing establishments;

21.2.7 off-street parking facilities;

21.2.8 buildings, uses and facilities of the State of Connecticut, Federal or other governmental agencies, which buildings, uses and facilities shall not include institutions of a correctional nature or for the insane;

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Fairfield website to view current zoning regulations.

- 21.2.9 railroad rights-of-way and passenger stations, including customary accessory services therein, switching, freight yards, freight terminals and storage sidings;
 - 21.2.10 indoor recreational facilities;
 - 21.2.11 accessory uses customary with and incidental to the aforesaid permitted uses;
 - 21.2.12 signs as provided in Section 29.0 of the Zoning Regulations;
 - 21.2.13 Farmer's Market provided that they are open seasonally and during limited hours only and are operated by an existing food related business located within one hundred (100) feet of the proposed farmer market location.
- 21.3 The following uses are permitted subject to securing a Special Exception in accordance with Section 27.0 of the Zoning Regulations:
- 21.3.1 Gasoline filling stations, automobile repair facilities, including automobile, trailer and farm equipment; repairing, painting and upholstery; establishments for the sale of new or used automobiles or the rental thereof;
- buildings, uses and facilities of the Town;
- public utility substations and water pumping stations.
- 21.4 Outside Storage and Display

The outside storage or display of merchandise, supplies, machinery and refuse and/or the outside manufacture, processing or assembling of goods shall be limited to an aggregate area not to exceed ten (10) percent of the area of the lot. Any area used for outside storage or display and/or outside manufacture, processing or assembling of goods shall be appropriately screened from streets and adjoining property in such a manner as to conceal the foregoing materials from view to a height of five (5) feet with fences, walls or embankments in combination with other landscaping or shall be provided with evergreen shrubs and/or trees planted to grow so as to accomplish such screening within one (1) year. The Commission at the time of approval of a Special Permit as provided in Section 25.0 of the Zoning Regulations may adjust the aforesaid landscape requirements to particular circumstances of lot lines, topography, soil conditions and site design, while preserving the purpose and intent of the Zoning Regulations. This provision shall not apply to areas used for parking of registered motor vehicles in daily use.

21.5 Prohibited Uses

Reference is hereby made to Section 2.4 of the Zoning Regulations for the general principle applicable to prohibited uses.

21.6 Performance Standards

Land, buildings and other structures may be used for one or more of the purposes specified in this district subject to the following performance standards:

21.6.1 Emissions

No offensive dust, dirt, fly ash, offensive odors or noxious, toxic or corrosive fumes, gases or liquids shall be emitted.

21.6.2 Noise

No noise or vibration which is objectionable due to volume, intermittence, beat frequency or shrillness shall be transmitted outside the property where it originated.

21.6.3 Wastes

No offensive wastes shall be discharged into any stream, storm drainage system, sanitary sewers or on site sanitary disposal system.

21.6.4 Hazards

No material which is dangerous due to explosion, toxicity, extreme fire hazard or radioactivity shall be used, stored or manufactured except in accordance with applicable governmental codes and regulations.

21.7 Lot Area and Shape

Each lot shall have a minimum area of ten thousand (10,000) square feet and shall be of such shape that a square with seventy-five (75) feet on each side will fit on the lot.

21.8 Access

Each lot shall have a frontage of thirty (30) feet or more on a public street or shall have an unobstructed easement of access or private right-of-way which is everywhere thirty (30) feet or more in width to a public street.

21.9 Setbacks

No building or other structure shall extend within twenty-five (25) feet of any street line, within twelve (12) feet of any property line or within twenty-five (25) feet of any other District boundary except that marquees, canopies, eaves, open fire escapes, and similar projections without projecting walls may project not more than ten (10) feet into the area required for setback from a street line and not more than three (3) feet into the area required for setback from a property line or other District boundary.

21.10 Height

No building or other structure shall exceed a height of forty (40) feet.

21.11 Coverage and Bulk

The aggregate lot coverage of all buildings and other structures on any lot shall not exceed fifty (50) percent of the area of the lot. The total floor area of all buildings and other structures on any lot shall not exceed the area of the lot.

21.12 Landscaping

Landscaping shall conform to the requirements of Section 25.7.6 of the Zoning Regulations, in addition to the screening requirements in Section 21.4 of these Designed Industrial District Regulations.

21.13 Off-Street Parking and Loading

Off-street parking and loading spaces shall be provided in accordance with Section 28.0 of the Zoning Regulations; except that for multiple tenant properties, as permitted in Section 21 of these Regulations, in excess of 100,000 square feet of gross floor area and providing for a minimum of 300 car parking spaces, the total required number of spaces otherwise required in Section 28 may, at the Commissions' discretion be reduced. The applicant must demonstrate the adequacy and viability of a proposed reduction, and such a request shall be subject to a public hearing.

21.14 Signs

Signs shall conform to the requirements of Section 29.0 of the Zoning Regulations.

21.15 Streets and Roadways

Streets and roadways in Designed Industrial Districts shall conform to the standards contained in the Subdivision Regulations.

21.16 TRANSPORTATION/COMMERCIAL PARK

21.16.1 General

The purpose of a Transportation/Commercial Park within the Designed Industrial District is to permit the development of business and professional offices, hotels, retail stores and other permitted uses, as set forth in Section 21.16.3 hereinafter, adjacent to a railroad passenger station or platforms, which will promote the public welfare by lessening congestion on the highways, promoting reverse commuting and providing employment opportunities; all contributing to the economic vitality of the Town of Fairfield while providing for harmonious and appropriate development of those areas located within the Transportation/Commercial Park. Incentives are provided to encourage the integration of larger tracts and to reduce the number of access ways to public streets thereby creating an attractive and integrated development plan.

The Transportation/Commercial Park is designed to be applicable to areas suitable for commercial development with sufficient provision for on site parking and necessary utility service and where the surrounding roadways are of such character as to be able to support such utilization of the property so as to insure that provision shall be made for entering and leaving the property without creating undue hazard to traffic or congestion.

21.16.2 Special Permit Uses

If a parcel or parcels of land has been determined to qualify as a Transportation Commercial Park pursuant to the provisions of Section 21.16.6 hereinafter, and the owner of such parcel or parcels determines to pursue development of the parcel or parcels as a Transportation/Commercial Park subject to the provisions of this Section 21.16, the use of land, buildings and other structures within said Transportation Commercial Park shall be solely for the purposes set forth in Section 21.16.3. A Special Permit under Section 25.0 of the Zoning Regulations shall be required for any new construction, reconstruction, exterior alteration or addition for a use permitted by Section 21.16.3. Change from one permitted use to another permitted use not involving new construction, reconstruction, exterior alteration or addition shall require an application to the Commission for a Certificate of Zoning Compliance under Section 2.22 of the Zoning Regulations subject to the standards of Section 25.7.

21.16.3 Permitted Uses In A Transportation/Commercial Park

- 21.16.3.1 Buildings, uses and facilities of the Town of Fairfield
- 21.16.3.2 Railroad rights of way and passenger stations including customary accessory services therein, but not including switching, freight yards, or storage sidings.
- 21.16.3.3 Business and professional offices
- 21.16.3.3 Financial institutions
- 21.16.3.4 Medical and dental clinics
- 21.16.3.5 Hotels

- 21.16.3.6 Indoor recreational facilities
- 21.16.3.7 Retail service stores for cleaning and pressing laundry, including dry cleaning
- 21.16.3.8 Bakeries, catering establishments
- 21.16.3.9 Restaurants and food service (including non-table service restaurants and catering)
- 21.16.3.10 Restaurants and other food service establishments where customers are served only when seated at tables or counters and at least three quarters of the customer seats are located within an enclosed building. Such uses may include food take-out service incidental to the primary permitted use, but shall not include establishments where customers are served in motor vehicles.
- 21.16.3.11 Buildings, uses and facilities of the State of Connecticut, Federal Government or other governmental agencies, which buildings shall not include institutions of a correctional nature or for the insane.
- 21.16.3.12 Off-street parking facilities
- 21.16.3.13 Barber shops and beauty parlors
- 21.16.3.14 Package stores for the sale, and establishments for the service, of alcoholic liquors, beer, ale or wine
- 21.16.3.15 Stores and other structures where goods are sold or service is rendered primarily at retail
- 21.16.3.16 Day nurseries
- 21.16.3.17 Laboratories for scientific, medical, engineering, literary, antiquarian, commercial and experimental basis research and testing
- 21.16.3.18 Research and development laboratories
- 21.16.3.19 For waterfront sites: Marinas and other general public access to the waterfront

21.16.4 Prohibited Uses

Reference is hereby made to Section 2.4 of the Zoning Regulations for the general principal applicable to prohibited uses. Notwithstanding said provisions, the following uses are explicitly prohibited in a Transportation/Commercial Park:

- 21.16.4.1 Indoor theaters and assembly halls (not including conference centers and/or banquet halls utilized in conjunction with hotels or business and professional offices).
- 21.16.4.2 Single occupant retail stores exceeding 30,000 sq. ft. of interior floor space where goods are sold primarily at retail.

21.16.5 Lot Area and Characteristics

- 21.16.5.1 Property qualifying as a Transportation/Commercial Park shall consist of a parcel or qualifying parcels of land having a minimum of ten (10) acres in an area adjacent to a railroad passenger station or platform facilities and to be utilized for uses as permitted in Section 21.16.3, having or proposing more than one (1) building (whether or not the buildings are connected by atrium or other type of common area), designed to be operated in a unified manner with common accessory facilities; such as private

interior roadways and open space for use by occupants and invitees within the Park. For purposes of this section, adjacent shall be defined to mean that any portion of said parcel or parcels is located within 300 linear feet of a railroad passenger station or platform facilities.

- 21.16.5.2 Once an area has qualified as a Transportation/Commercial Park having a minimum area of ten (10) acres, nothing in these Regulations shall prohibit nor shall the qualification of the parcel as a Transportation/Commercial Park be affected by the subdivision of said parcel into individual lots of less than ten (10) acres for purposes of conveyance and/or financing of construction on said lots.
- 21.16.5.3 Notwithstanding, the subdivision of lots within a Transportation Commercial Park as referenced in Section 21.16.5.2, coverage and bulk compliance pursuant to Section 21.16.10.3 shall be determined based upon the area of the entire parcel qualified as a Transportation/Commercial Park as if such subdivision had not occurred.
- 21.16.6 Application to Determine that a Parcel Qualifies as a Transportation/Commercial Park:
- A written application for determination that a parcel qualifies as a Transportation Commercial Park within the Designed Industrial District shall be submitted to the Commission accompanied by the following:
- 21.16.6.1 A written statement describing the proposed use, the area of the site, the assessor's map and parcel number, name and address of the applicant and owner;
- 21.16.6.2 A conceptual site plan, which means a plan drawing or drawings prepared by a professional engineer, surveyor, or landscape architect licensed to practice in the State of Connecticut, drawn to scale of not less than sixty (60) feet to the inch showing the conceptual plan of development within the Transportation/Commercial Park including contemplated buildings, structures, streets, driveways and off street parking spaces;
- 21.16.6.3 Said conceptual site plan shall include a zone legend providing data pertaining to the contemplated buildings and structures including height, lot coverage, total floor area and parking.
- 21.16.6.4 Town Plan & Zoning Commission may, in its discretion hold a public hearing on a request for determination that a parcel qualifies as a Transportation/Commercial Park within the Designed Industrial District.
- 21.16.6.5 An application for determination that a parcel and its proposed use qualifies as a Transportation/Commercial Park shall be approved if the same meets the requirements of Section 21.16.5 here-in-above.

21.16.7 Off Street Parking and Loading

For any permitted use of the premises, off street parking and loading shall be provided in accordance with Section 28.0 of the Zoning Regulations except that the number of spaces shall be determined by adding the number required for each type of use and multiplying such total by eighty (80) percent.

21.16.8 Signs

Signs shall conform to the requirements of Section 29.0 of the Zoning Regulations.

21.16.9 Landscaping

All portions of the Transportation/Commercial Park not used for buildings and other structures or for paved driveways, sidewalks or off street parking and loading area shall either be suitably landscaped or left in its natural state. The area required for a minimum setback from any Residence District or Designed Residence boundary line, or use permitted in these zones, shall be provided with a buffer consisting of fences, walls or embankments in combination with other landscaping in such a manner as to screen the use from view to a height of five (5) feet at such boundary line or shall be provided with evergreen shrubs and/or trees. The Commission may adjust the aforesaid landscaping requirements to particular circumstances of lot lines, topography, soil conditions and site design while preserving the purpose and intent of such requirements.

21.16.10 Access, Height, Lot Coverage, Floor Area and Setbacks

21.16.10.1 Access – Each lot shall have frontage on or unobstructed easement of access or private right of way to a public street equal to width of at least thirty (30) feet. For purposes of this section 21.16.10, a Private Right of Way is defined as an interior private passage way within a Transportation/Commercial Park designed for motor vehicle ingress and egress and circulation within the Park, provided that such a Private Right of Way has a minimum paved width of twenty-four (24) feet.

21.16.10.2 Height – within a Transportation/Commercial Park and notwithstanding the provisions of Section 31.2.16 of the Zoning Regulations, the height of a building or other structure shall be measured from the average top of curb elevation of either the nearest public street or Private Right of Way averaged over the portion of the public street or Private Right of Way that directly adjoins a building's primary front or entrance as determined by the owner, to the average level between the highest interior ceiling and the top of the parapet of the building. For purposes of this section, the average top of the curb elevation at vertical distances between two fixed points every two feet, provided such elevation shall be no higher than ten (10) feet above the average post construction grade around any such building or other structure as calculated in accordance with Section 31.2.16 or fifteen (15) feet above

the average post construction grade when the development includes below street level parking structures.

21.16.10.2.1 No building or structure shall exceed seventy (70) feet in height.

21.16.10.3 Lot Coverage

The aggregate lot coverage of all buildings and structures shall not exceed seventy five percent (75%) of the total area of the entire parcel, including open space, qualifies as a Transportation/Commercial Park.

21.16.10.4 Total Floor Area

The total floor area of all buildings and structures shall not exceed one hundred fifty percent (150%) of the total area of the entire parcel, including open space, qualifying as a Transportation/Commercial Park. Within the Transportation Commercial Park calculation of total floor area in accordance with this section shall not include square footage used for structured parking.

21.16.10.5 Setbacks

21.16.10.5.1 No building or structure shall be closer than ten feet (10) from any public street line or Private Right of Way which abuts it; provided however, that within a Transportation/Commercial Park unenclosed surface parking shall be allowed within such setback.

21.16.10.5.2 Side Property Line Setback and Rear Property Line Setback

Zero provided however, that if a building and/or structure are not attached, the minimum setback between buildings or other structures shall be ten (10) feet.

21.16.10.5.3 Adjacent Residence District Boundary

Setback shall be ten (10) feet or the same as that of the adjacent Residence District setback requirement, whichever is greater.

21.16.11 Public Water, Public Sanitary Sewers

All property located within a Transportation/Commercial Park must be serviced by public water and public sanitary sewer.

21.16.12 Open Space

- 21.16.12.1 Within a Transportation/Commercial Park provision shall be made for the dedication of not less than ten (10) percent of the total area of the Transportation Commercial Park as open space to be so designated by the establishment of a conservation easement over said portion of the property so dedicated precluding active development within the bounds of said easement area. Said open space designation and conservation easement shall not prohibit the establishment of greenbelts, hiking trails and other amenities for passive recreation within said area, and shall not preclude public access to such areas.
- 21.16.12.2 The area designated as open space pursuant to the provisions of this section may be included within total area of the Transportation/Commercial Park for purposes of compliance with lot coverage requirement pursuant to Section 21.16.10.3.1 and total floor area requirement pursuant to Section 21.16.10.3.2.