

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

Freestanding Flex Building for Sublease at \$15.00/SF NNN



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

Contact

Brett A. Sherman, CCIM

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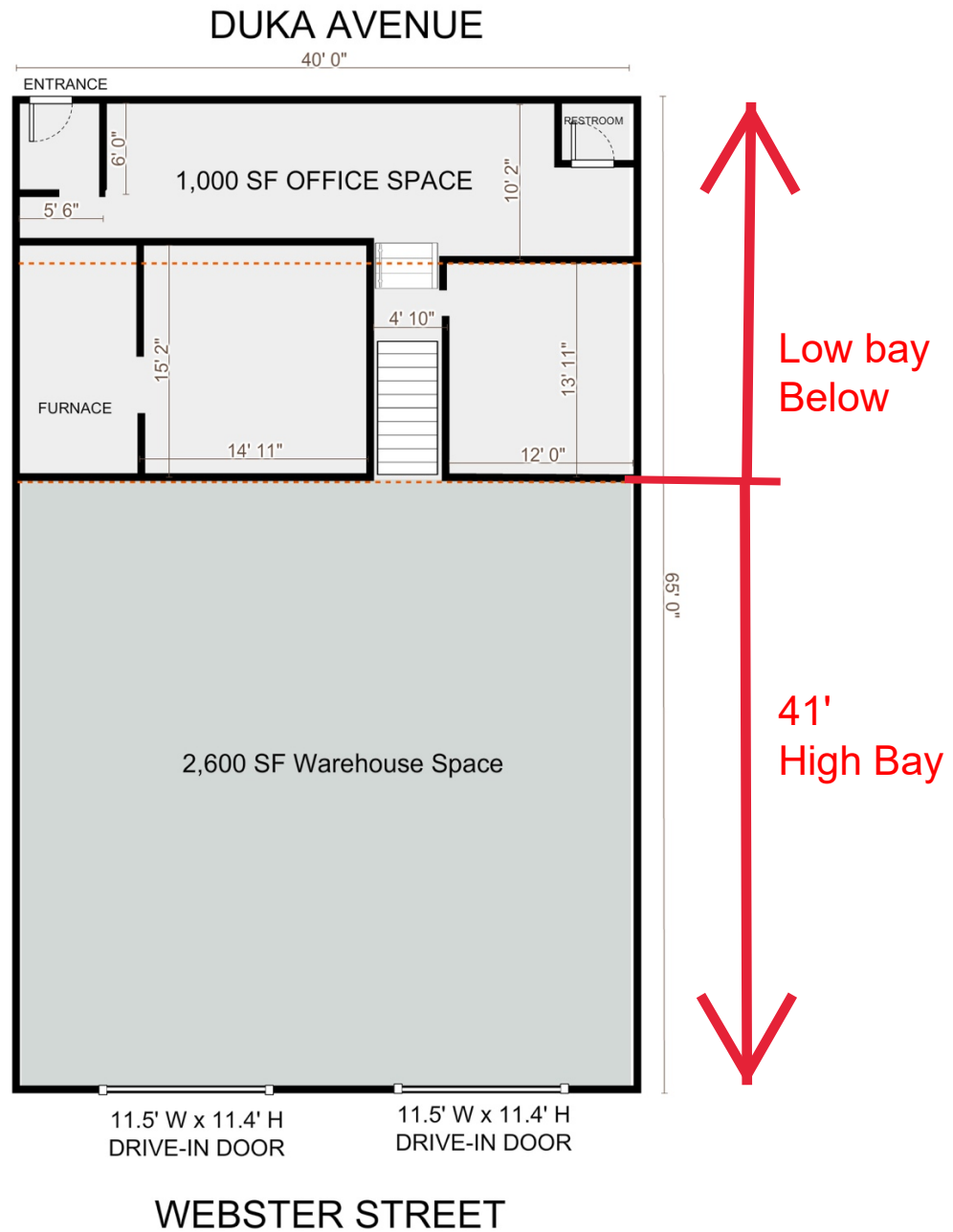
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For Sublease

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Floor Plan

Fairfield, Connecticut 06825



Broker: Brett A. Sherman, CCIM
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