



300

WILSON AVENUE
NORWALK, CT
06854

Prime Warehouse Space in South Norwalk for Lease at \$16.50/RSF NNN

Angel Commercial, acting as the exclusive commercial real estate broker, is pleased to offer an 8,036 SF warehouse space at **300 Wilson Avenue in Norwalk, CT**, for lease at \$16.50/RSF NNN. Discover an exceptional leasing opportunity at this impeccably maintained three-building complex set on over fourteen acres featuring full HVAC throughout the space and a shared loading dock and driveway accessible by a full-size semi-truck/trailer.

The ground-level high bay industrial/warehouse has 15' dropped ceilings, level concrete flooring, and a wet sprinkler system. Tenant amenities include a shared loading dock with a leveler, common men's and women's restrooms, ample parking, and a scenic waterfront picnic area. Co-tenants include e-commerce and marketing companies, along with the Sono Ice House.

Located along the I-95 corridor, near the Route 7 Connector, and minutes from South Norwalk and Rowayton retail and restaurants, this property is an excellent choice for businesses seeking prime industrial/warehouse space with accessible loading near main transportation routes and amenities.

For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

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.

300 WILSON AVENUE NORWALK, CT 06854

FINANCIAL INFORMATION

Lease Rate:	\$16.50/RSF NNN
2023 CAM Charges:	\$5.06/RSF (Includes Utilities)

THE SITE

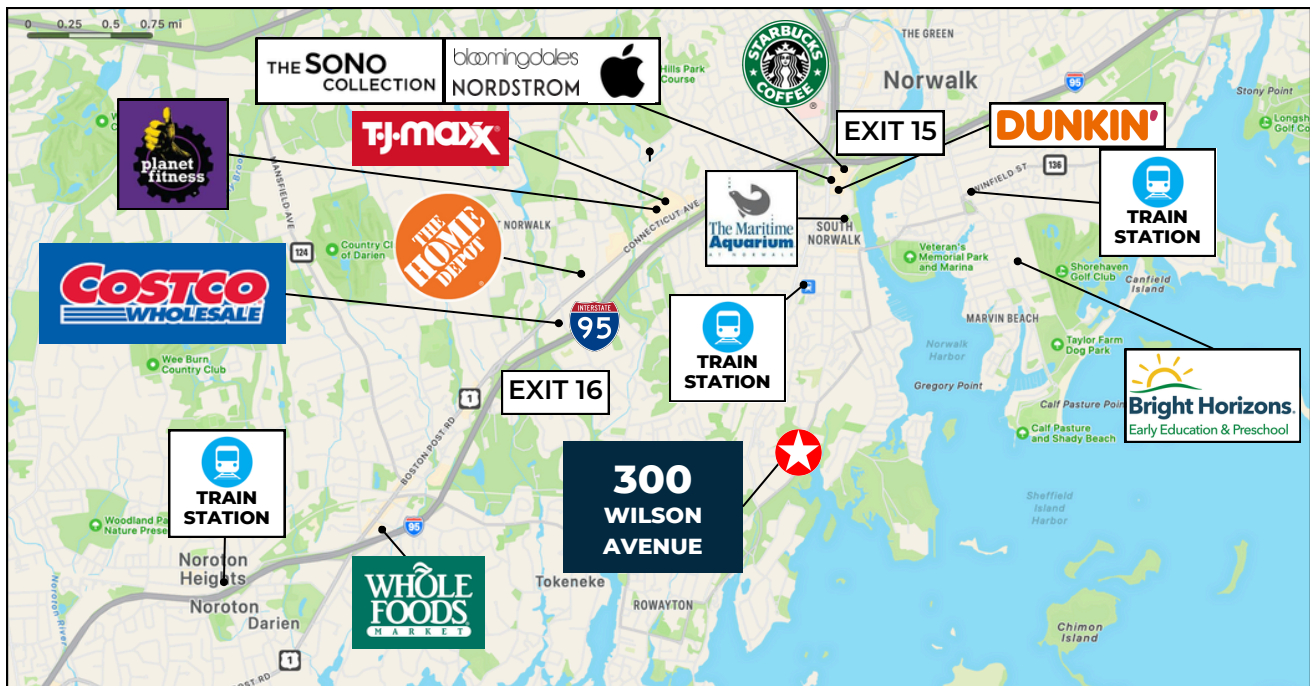
Space Available:	8,036 RSF
Building Size:	108,230 SF
Land:	14.31 Acres
Zoning:	Industrial (I1)
Year Built:	1980
Construction:	Prefinished Metal
Stories:	Two
Floor:	First
Tenancy:	Multiple

FEATURES

Parking:	Abundant Parking
Ceiling Height:	15' (Up to 35')
Loading:	One Shared Loading Dock with Leveler
Amenities:	On-Site Property Management, Wet Sprinkler System, Full HVAC, Elevator, Men's /Women's Restrooms on Main Warehouse Level, Access to Waterfront Picnic Area

UTILITIES

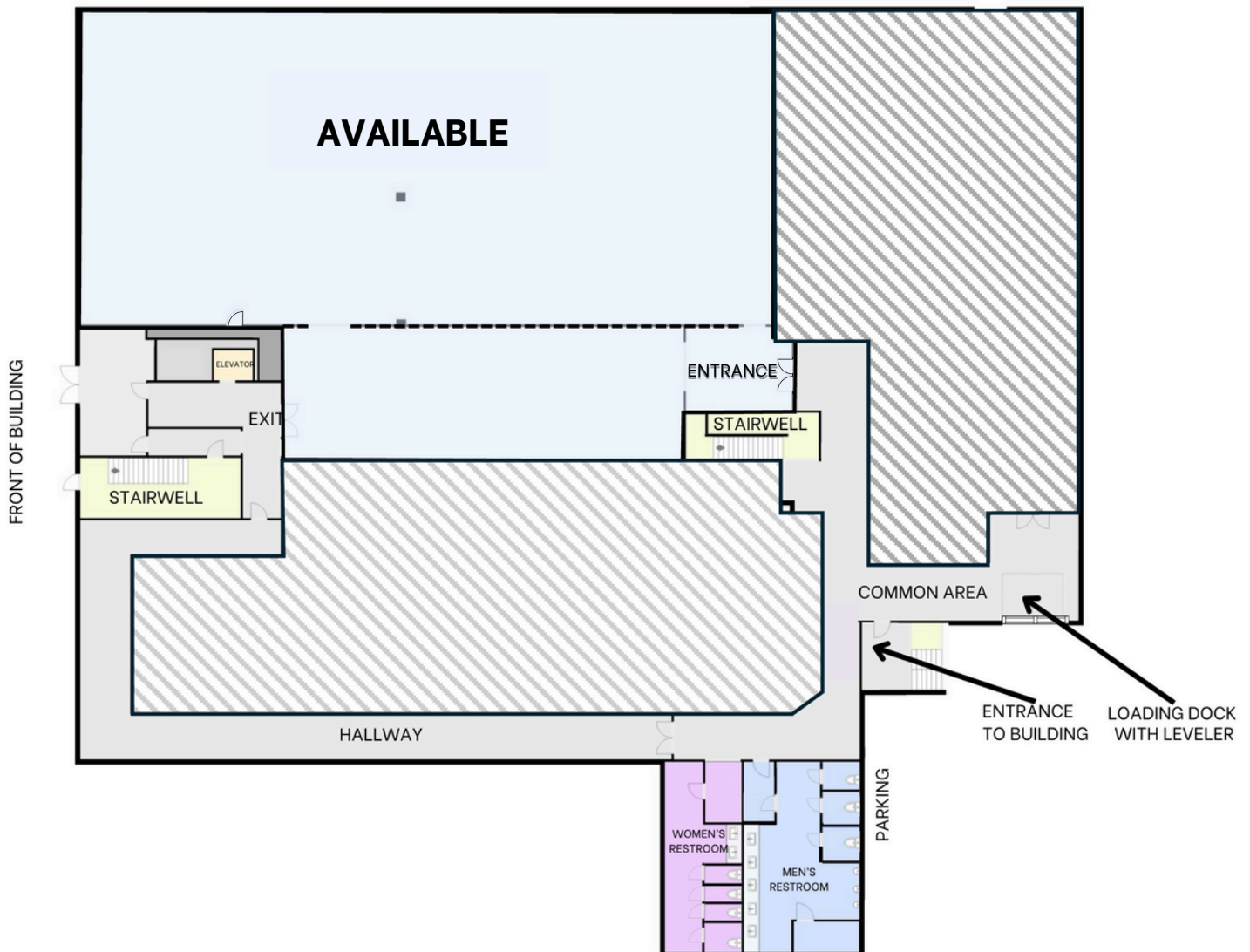
Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	3-Phase, Up to 400 Amps



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FLOOR PLAN: 8,036 RSF



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