



## Property highlights



Building size 49,680 rsf



HVAC



Fully sprinklered



On-site parking



Access to Rt 7 & Merritt  
Parkway

# Norwalk dock- high loading warehouse space

Key improvements and renovations  
underway by new management.

**Lease Rate**  
\$15.00 NNN

For more information and to schedule a tour, please contact:

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# Light Industrial Warehouse Spaces for Lease

25 Perry Avenue, Norwalk, CT

**25 Perry Avenue** is a two-building industrial property comprised of a fully leased single-tenant 10,000 rsf building and a 49,680 rsf multi-tenant building offering 1 remaining space for lease.

## Property Description

Address 25 Perry Avenue, Norwalk CT

Lot Area 3 acres

Building Size 49,680 rsf

Ceiling Height 12'

Zoning/Use Industrial 1 (I-1)

HVAC Yes

Column Spacing 20' by 37'

Water/Sewer City of Norwalk

Gas & Electric Eversource

Power 1600 amps/460 volts/ 3p3w heavy

Comments Capital improvement campaign in place roof, stucco exterior, and striped parking

## Unit A

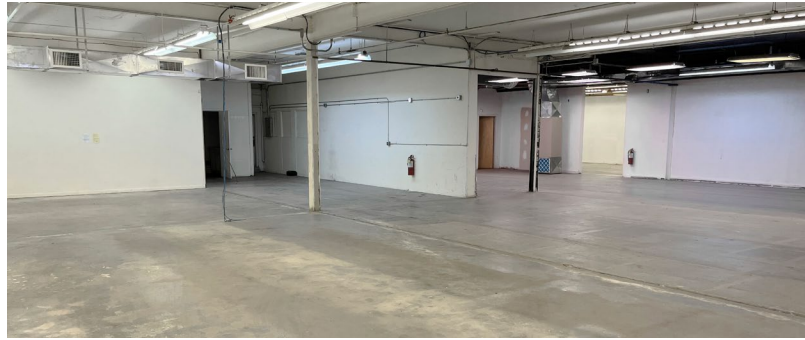
Unit size 10,000 rsf

Office ± 750 sf flex office to suite

Loading dock 1 w/ leveler

Power 400 amps/ 120/208 volts / 3 phase

Delivery Arranged



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