



86 Viaduct Rd

86 Viaduct Rd, Stamford, CT 06907



Cody Nizzardo

Nizzardo Real Estate Services LLC
1887 Summer St, Stamford, CT 06905
cody@nizzardo.com
(203) 667-3122



86 Viaduct Rd

\$19.00 /SF/YR

Prime Industrial Opportunity | 45,000+ SF Warehouse & Distribution
86 Viaduct Rd, Stamford, CT 06907

Nizzardo Real Estate Services (NRES) is pleased to present for lease 86 Viaduct Road, a premier industrial facility offering 45,150 SF of versatile space in the heart of Stamford. Built in 1984 and meticulously maintained, this metal-construction facility is in full build-out condition, offering immediate occupancy for businesses looking to scale in one of Connecticut's most sought-after commercial hubs.

Core Facility Specifications
This property is engineered for high-capacity industrial use, featuring a robust power infrastructure and flexible clear heights.

Total Space: 45,150 SF on a 1.34 AC Lot

Ceiling Heights: * 22,500 SF at 26' Clear (Ideal for high-bay racking)

22,500...

Rental Rate:	\$19.00 /SF/YR
Min. Divisible:	22,500 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	45,150 SF
Year Built:	1984
Rental Rate Mo:	\$1.58 /SF/MO



1st Floor

Space Available	22,500 - 45,000 SF
Rental Rate	\$19.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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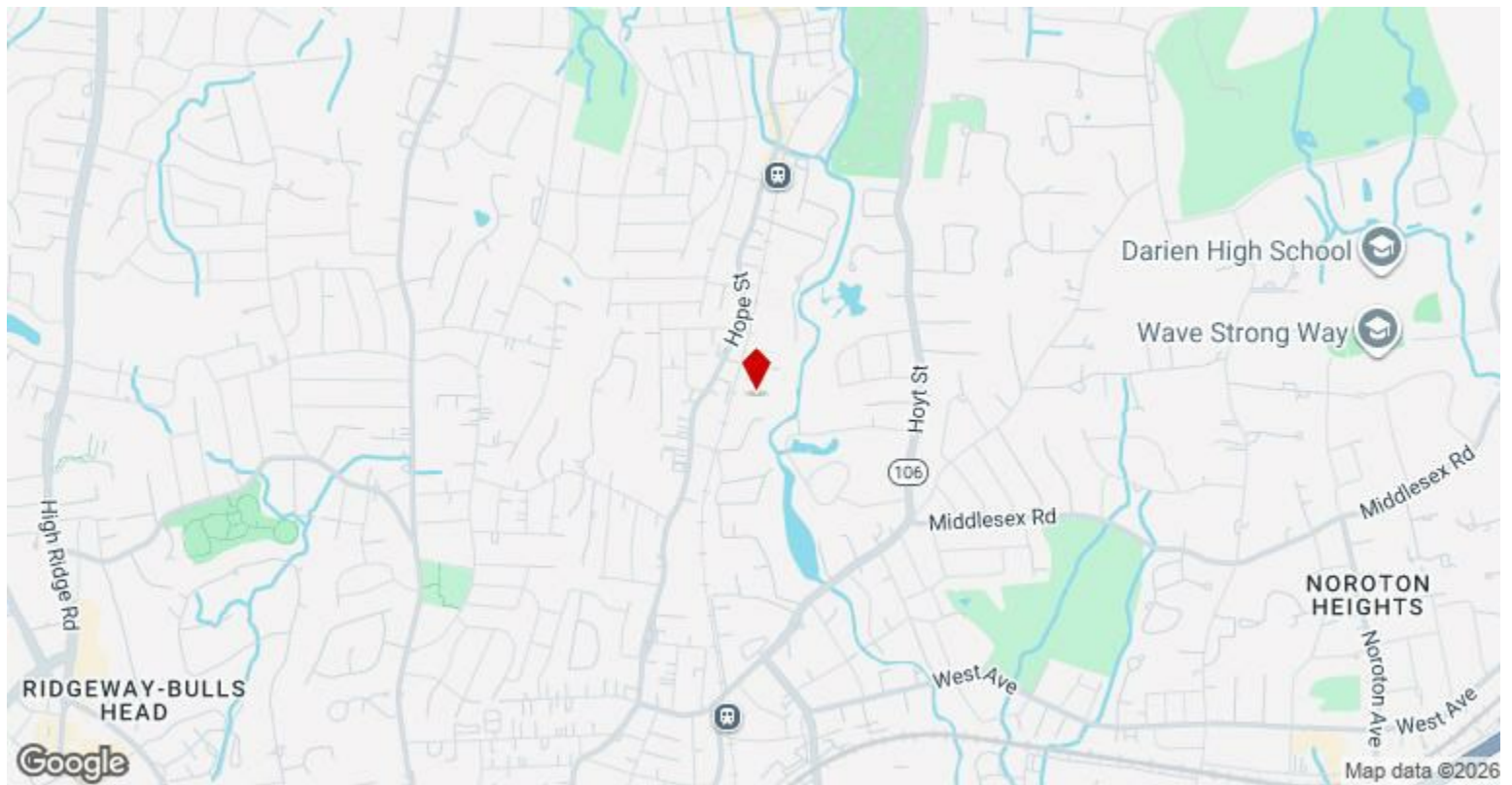
Core Facility Specifications
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Ceiling Heights: * 22,500 SF at 26' Clear (Ideal for high-bay racking) 22,500 SF at 12' Clear (Ideal for assembly, flex, or showroom)
Power: Massive 4,000 Amps, 200-480 Volts, 3-Phase power—perfect for heavy manufacturing or data-intensive use.
Loading: 3 Exterior Dock Doors and 1 Drive-in Bay.
Layout: 24' x 30' Column Spacing with a wet sprinkler system throughout.

Strategic Location & Travel Benefits
Situated in a bustling industrial zone, 86 Viaduct Road offers a competitive edge through its proximity to major Northeast shipping corridors and a premium talent pool.
Highway Connectivity: Seconds away from I-95 and US-1, providing a direct pipeline to New York City (approx. 35 miles) and New Haven.
Transit Access: Minutes from the Stamford Transportation Center, offering Metro-North and Amtrak services for easy employee commuting and client access.
Logistics Advantage: Located within a thriving industrial cluster, ensuring your business is surrounded by established vendors, suppliers, and a skilled local labor force.
Parking & Maneuverability: Features a large, dedicated parking lot capable of accommodating both staff vehicles and fleet logistics.

Key Highlights for Tenants
Move-In Ready: Full build-out condition means zero downtime for your transition.
Customizable: Exceptional renovation potential allows for custom office build-outs or specialized flooring to meet your specific industry standards.
Efficiency: The combination of high ceilings and ample dock access ensures streamlined inventory turnover and logistics management.
Available for Immediate Lease. This property represents a rare opportunity to secure a large-scale, high-power industrial footprint in the constrained Fairfield County market.
Listed By: Cody Nizzardo
Nizzardo Real Estate Services 203-667-3122
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Ortensia Blu	-	



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Property Photos

