



86 Viaduct Rd

86 Viaduct Rd, Stamford, CT 06907



Cody Nizzardo

Nizzardo Real Estate Services LLC
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(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

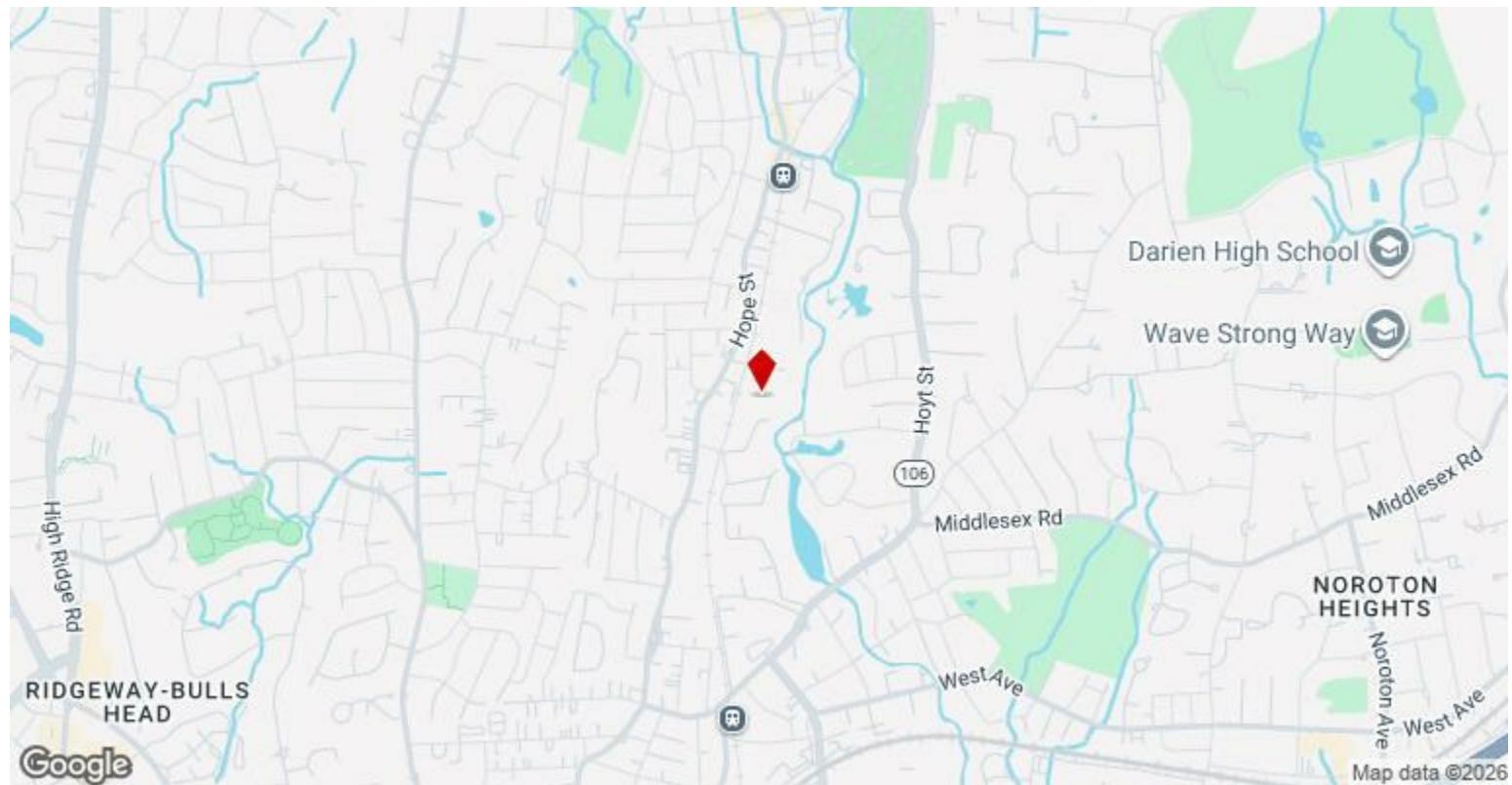
Prime Industrial Opportunity | 45,000+ SF Warehouse & Distribution 86 Viaduct Rd, Stamford, CT 06907 Nizzardo Real Estate Services (NRES) is pleased to present for lease 86 Viaduct Road, a premier industrial facility offering 45,150 SF of versatile space in the heart of Stamford. Built in 1984 and meticulously 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 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 cody@nizzardo.com

Major Tenant Information

Tenant
Ortensia Blu

SF Occupied
-

Lease Expired



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Property Photos

