



NEW CONSTRUCTION INDUSTRIAL SPACE ON ROUTE 7
12 -13 FT CEILING HEIGHTS | LOADING DOCKS | DRIVE IN DOORS

241 ETHAN ALLEN HIGHWAY, RIDGEFIELD, CT

SUITE 101 – 6,000 RSF UPGRADED ELECTRICAL & HVAC
SUITE 125 – 8,700 RSF LOADING DOCK & HEAT



FOR LEASE

241 ETHAN ALLEN HIGHWAY

RIDGEFIELD, CT

Property Highlights

- New construction
- 12 - 13 ft ceiling heights
- Loading docks and drive in doors
- Monument signage available
- Dedicated parking for each unit
- Asking rent \$19.00 / RSF NNN

NNN's \$5.25 / RSF

- Total 14,700 RSF Available

Suite 101 - 6,000 RSF

slab-to-ceiling 13' 10"

Suite 125 - 8,700 RSF

slab-to-ceiling 12' 3"



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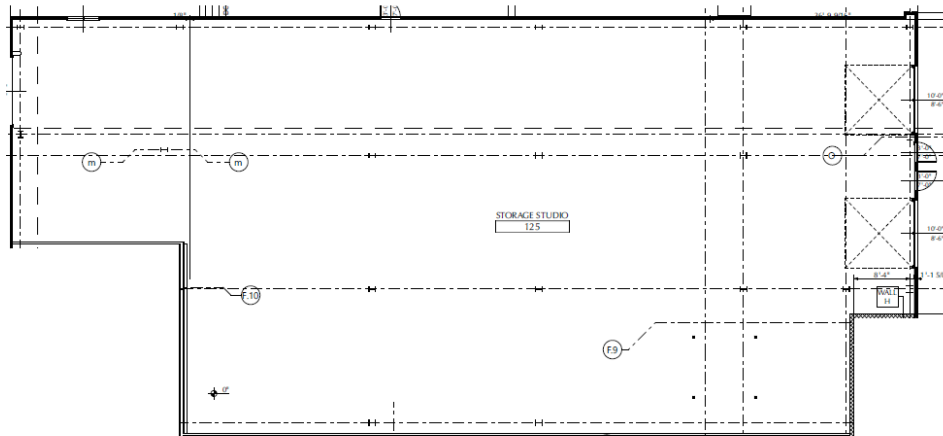
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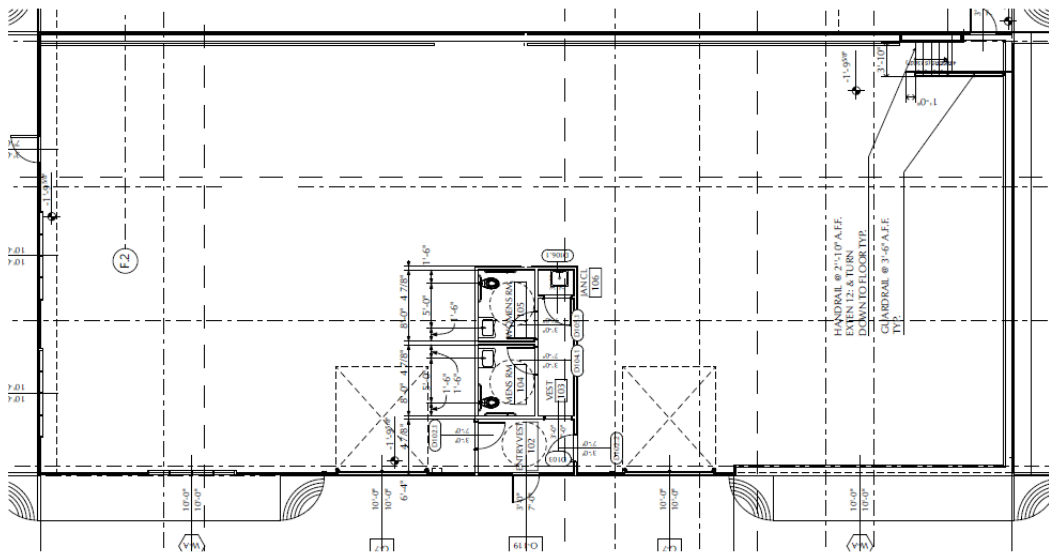
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FLOOR PLANS

Suite 125 8,700 RSF – slab-to-deck: 13' 10"



McCormack, Pelliccione & Associates, LLC CONSULTING STRUCTURAL ENGINEERS 4 Lindbergh Square, Suite 170, Stamford, CT 06901 203.327.5408 mp@stpe.com	
TITLE	STORAGE STUDIO 125
CHECKED	PMC
DRAWN	PMCPIS
DATE	10/4/23
JOB NO.	21-6064
DRAWING NO.	A-1.16



Suite 101 6,000 RSF - slab-to-deck: 12' 3"

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TITLE	LIGHT INDUSTRIAL 101-A 101-B
CHECKED	PMC
DRAWN	PMCPIS
DATE	11/1/23
JOB NO.	21-6064
DRAWING NO.	A-1.12

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