

# 57 HARBOR VIEW AVENUE

Stamford, CT | Fairfield County

SHOWROOM/WAREHOUSE  
SPACE FOR LEASE

18,000 SF AVAILABLE



## BROKER CONTACT

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## AVAILABLE:

18,000 SF (100' x 195' irr.)  
Includes 1,800 SF Office Area

## JOIN CO-TENANTS:

Planet Fitness, Lumen, ProSource, Avery & Dash, Tile America and more

## NEIGHBORS:

Design Within Reach, The Antique and Artisan Gallery, The Accessory Store, Kravet, Interlude Home, Fordham Marble and Granite, Stark Carpet, SWC Office Furniture, ShopRite, Chelsea Piers Connecticut and many more

## ADDITIONAL INFORMATION:

- Ideal Uses Include Showroom/Warehouse
- Easy Access and less than 1 mile from I-95 and Route 1
- Ample Parking & 2 Loading Docks
- Electric: 800 Amps (Two 400 Amp Panels)
- Direct Meters for Electric and Gas
- HVAC throughout the Warehouse & Office Areas
- Ceiling Heights: 16'-8" to Deck – 15'-1" to Beams

## RENT:

Call For Details

## CAM/TAXES:

\$6.00/SF (Approx.)

## AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	40,049	132,133	183,781
Avg. HH Income	\$122,497	\$142,815	\$155,646

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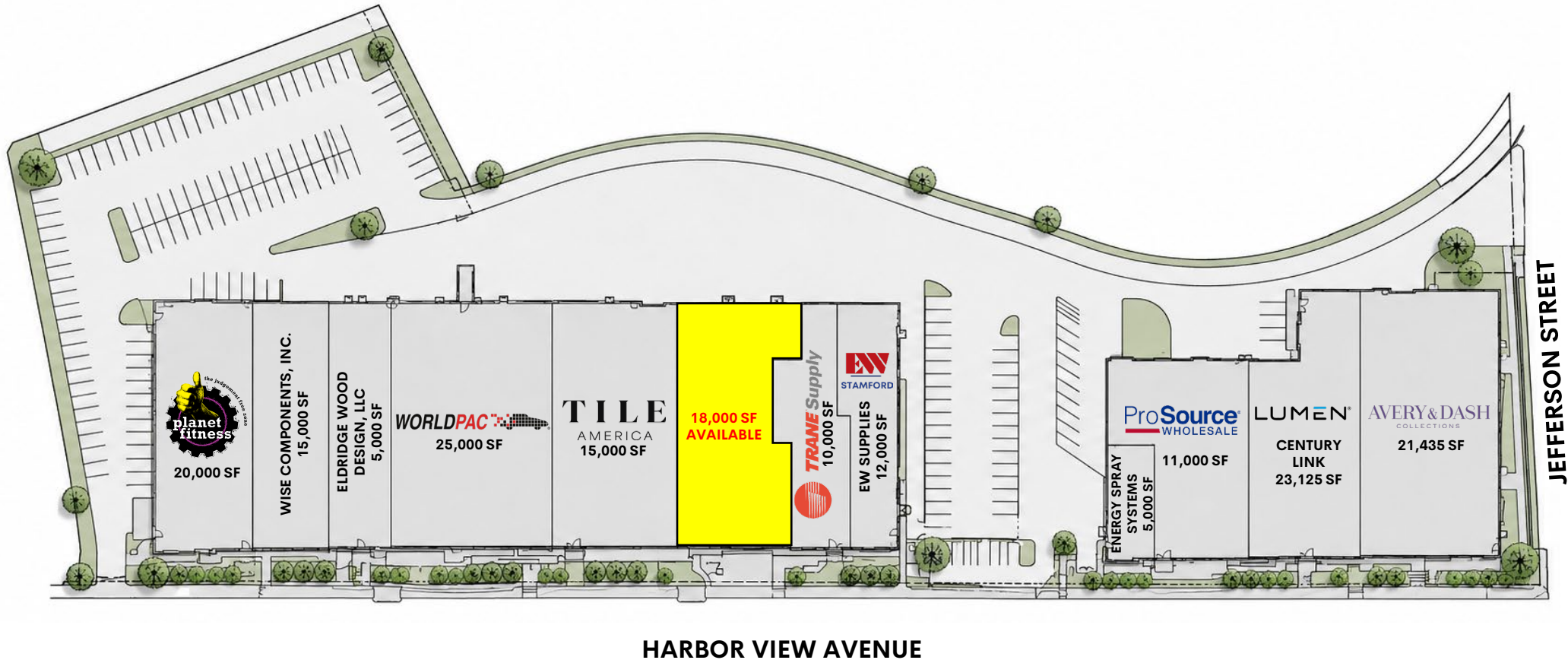
**ROYAL**  
PROPERTIES

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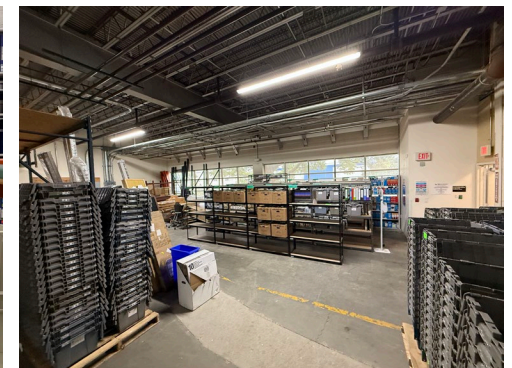
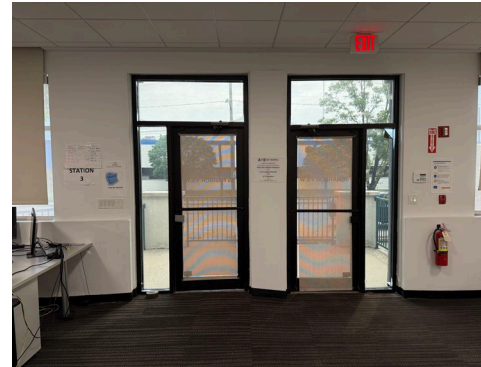
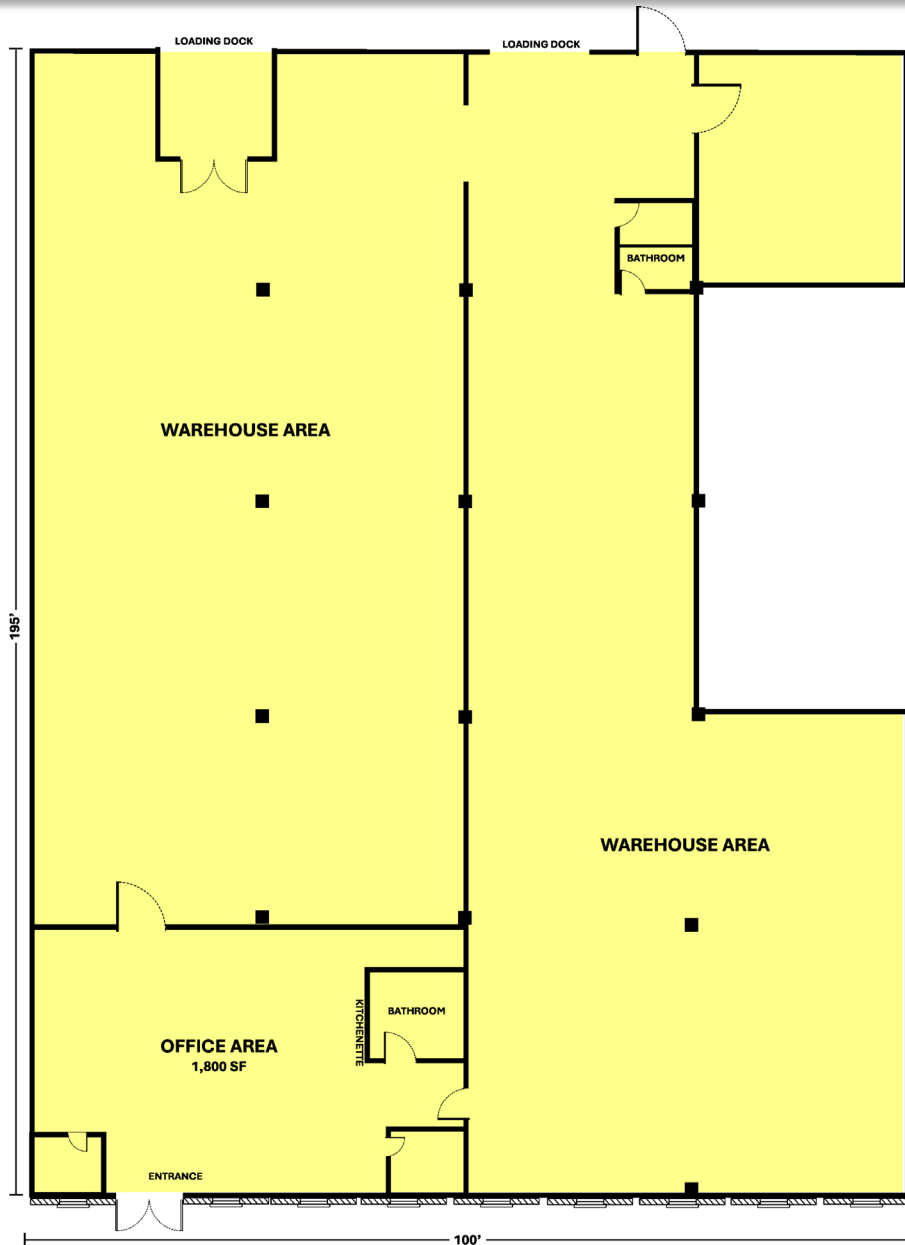
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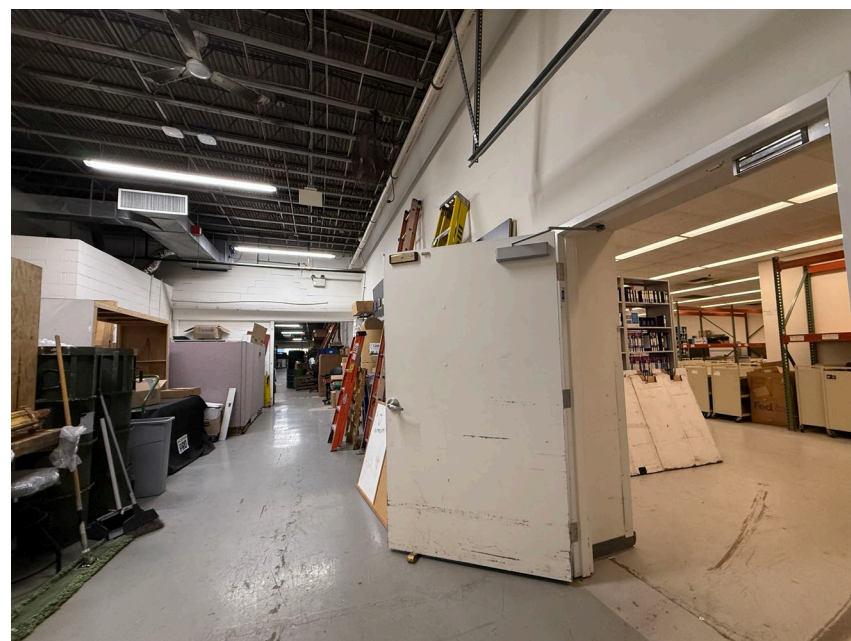
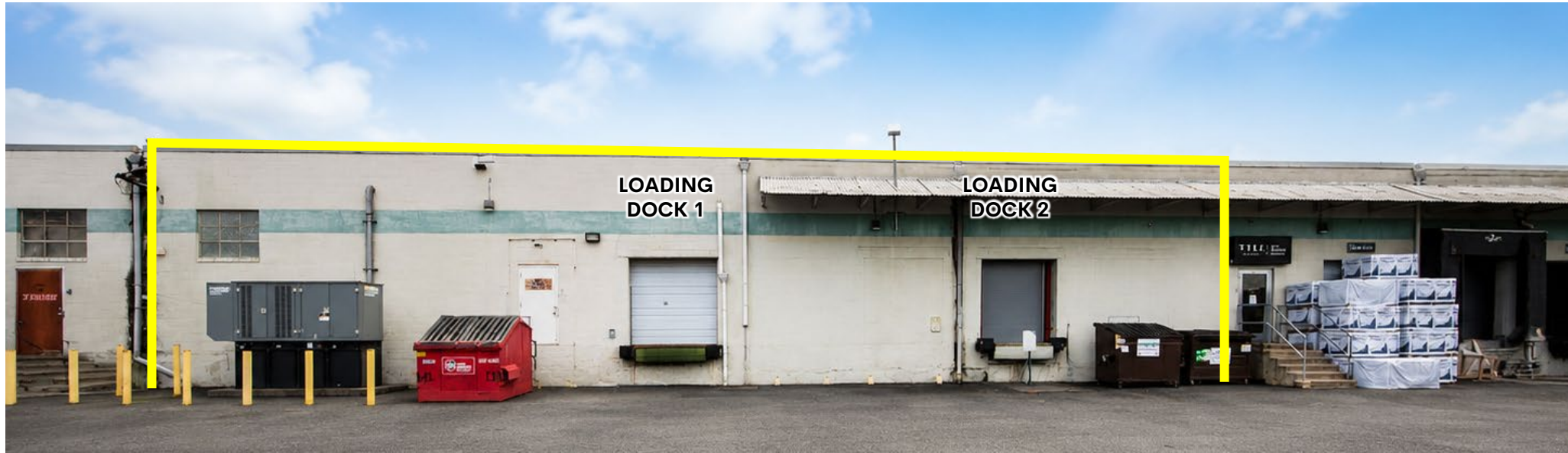
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