



345 Wilson Avenue, Norwalk, CT

R&D/Light Industrial Space Available for Lease: \$12 - \$15/SF NNN



Gorgeous R&D Space: Renovated over the years, 345 offers 4 floors of office, R&D and light industrial space. Each tenant has their own HVAC and spaces are separately metered so they are responsible for all electric/utilities consumed in the space. There is 8,000 SF available on the first floor and 12,000 SF on the fourth floor that can be divided down to 4,800 SF.

The Site

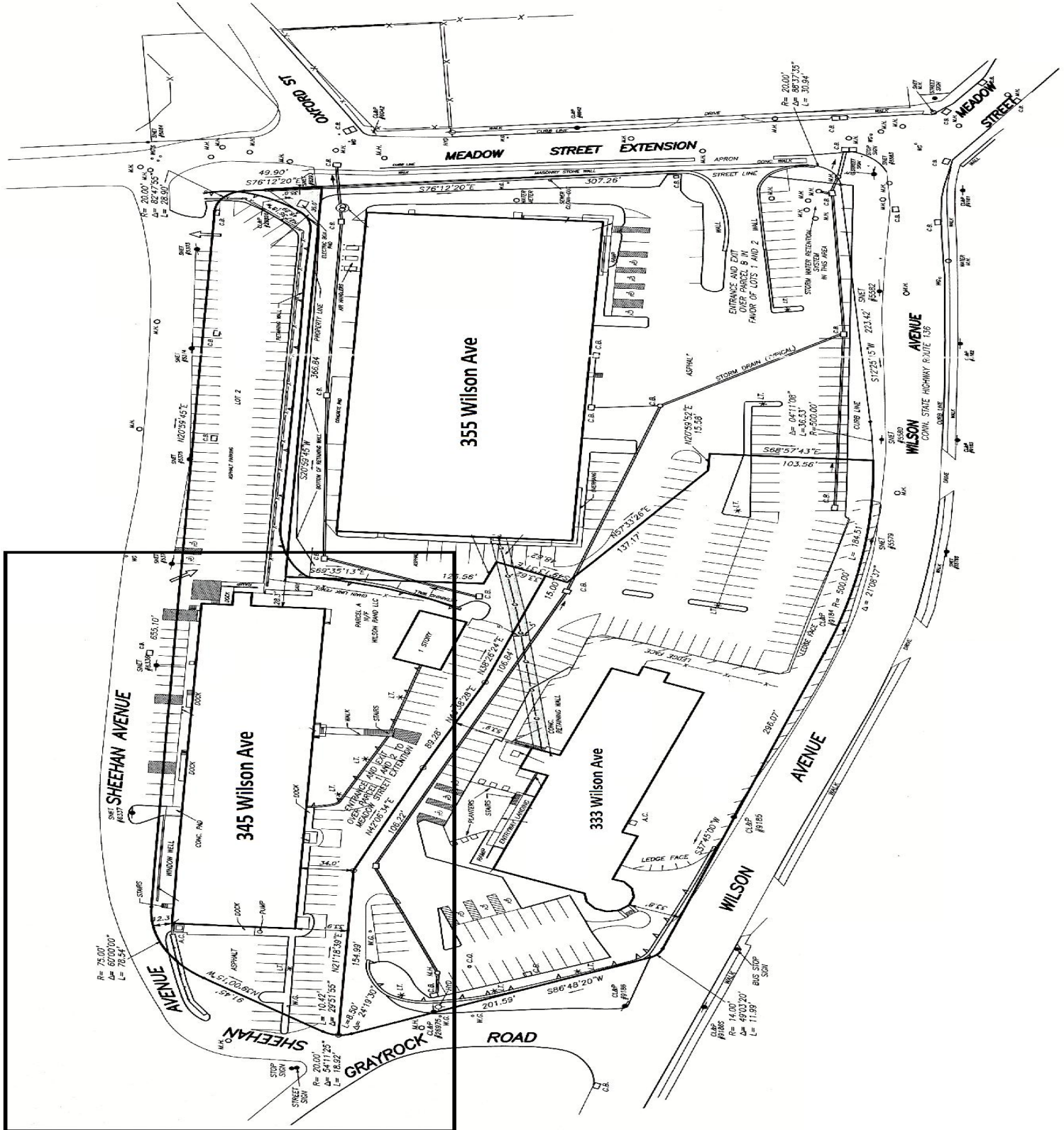
Total Space Available:	20,000 SF
Total Building Size:	68,000 SF
First Floor:	8,000 SF ~ \$12/SF NNN
Fourth Floor:	4,800-12,000 SF ~ \$15/SFNNN
Land:	2.05 Acres
Real Estate Taxes:	\$76,878 - \$1.13/SF
Zoning:	Industrial-1
Year Renovated:	2012
Stories:	Four
Tenancy:	Multiple

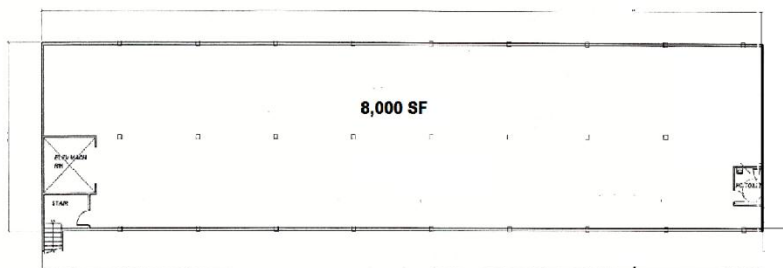
Features

Amenities:	Loading Docks
	Elevator
	Full Sprinkler System

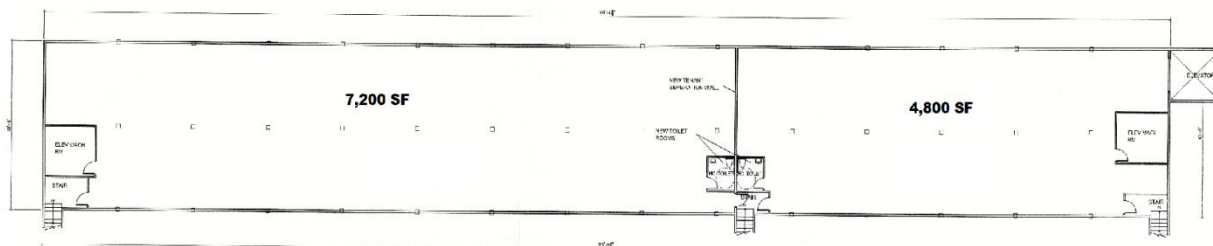
Utilities

Water:	Sewer
A/C & Heating:	Forced Air





FIRST FLOOR PLAN



FOURTH FLOOR PLAN