

For Lease



23-29 Harbor Avenue, Norwalk, Connecticut – Flex Space

Building and Suite Available to Lease - 29 Harbor Avenue, Street front Suite at Grade

Available for Lease – Location – 23 Harbor Avenue, Norwalk, CT

Available for Lease: 1,320 square feet at grade with double doors; No overhead door; No drive-in door; Ask \$2,000/mo plus elec

Off-street Parking: 2/1,000 square feet; 2 parking spaces; Additional available via \$/month basis

Zoning – Industrial 1

Asking Rent Per Rentable Square Foot: - \$18.18 per square foot per year

Asking Rent Per Month - \$2,000/mo plus electric

Listing Agent – Kenneth Labbe Signature Group, LLC, 860-891-8551



For more information please contact

KENNETH LABBE

(860) 891-8551 cell/txt (203) 655-1414 x117

klabbe@signatureg.com

www.signatureg.com

All information furnished is from reliable sources and is submitted subject to errors, omissions, change of terms and/or conditions, prior sales, lease, financing or withdrawal without notice.



23-29 Harbor Avenue, Norwalk, CT – Flex Space

Building and Suite Available to Lease - 29 Harbor Avenue, Street front Suite at Grade

Available for Lease: 1,320 square feet at grade with double doors; No overhead door; No drive-in door; Ask \$2,000/mo plus electric

Off-street Parking: 2/1,000 square feet; 2 parking spaces; Additional available via \$/month basis

Zoning – Industrial 1

Asking Rent Per Rentable Square Foot: - \$18.18 per square foot per year

Asking Rent Per Month - \$2,000/mo plus electric

Listing Agent – Kenneth Labbe Signature Group, LLC, 860.-891-8551



For more information please contact

KENNETH LABBE

(860) 891-8551 cell/txt (203) 655-1414 x117

klabbe@signatureg.com

www.signatureg.com

All information furnished is from reliable sources and is submitted subject to errors, omissions, change of terms and/or conditions, prior sales, lease, financing or withdrawal without notice.



23-29 Harbor Avenue, Norwalk, CT – Flex Space – Off-street Parking

Building and Suite Available to Lease - 29 Harbor Avenue, Street front Suite at Grade

For Lease – Off-street Parking – 2 spaces in the front of the building

Additional Parking - 29 Harbor Avenue, Street front Suite at Grade – South side of the building

Listing Agent – Kenneth Labbe Signature Group, LLC, 860.-891-8551



For more information please contact

KENNETH LABBE

(860) 891-8551 cell/txt (203) 655-1414 x117

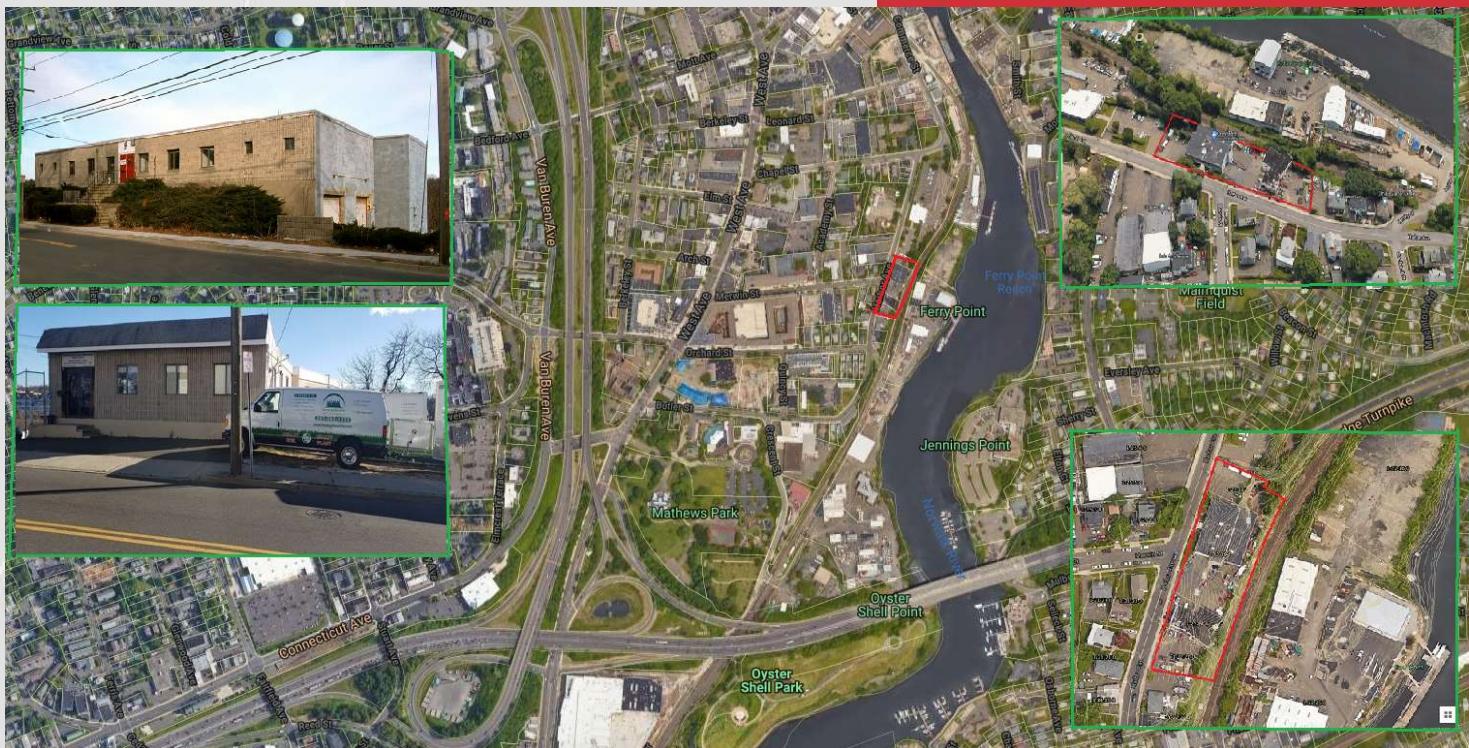
klabbe@signatureg.com

www.signatureg.com

All information furnished is from reliable sources and is submitted subject to errors, omissions, change of terms and/or conditions, prior sales, lease, financing or withdrawal without notice.



**SIGNATURE
GROUP**
REAL ESTATE SOLUTIONS



23-29 Harbor Avenue, Norwalk, CT – Flex Space – Highest and Best Use

Building and Suite Available to Lease - 29 Harbor Avenue, Street front Suite at Grade

Project Level Description

Existing Lots – 4 Lots;

Land – Acres – 1.04-acres

Total Square Footage - Occupied and Vacant Building Square Footage: 14,020 square feet

Available for Lease: 1,320 square feet at grade with double doors; No overhead door; No drive-in door; Ask \$2,000/mo plus elec

Permitted Uses: Industrial, office, quasi-industrial, limited retail

Location – North of Interstate 95 at the Sono Collection Mall and Route 7, Norwalk, Connecticut, East of Route 7

Year Built – 1909; Renovations 2010; Redevelopment – As Proposed

Preference – “As Is”

Zoning – Industrial 1

Entitlements = Grandfathered as a mixed-use manufacturing and industrial facility

Highest and Best Use - Multi-story residential or mixed-use potentials or Industrial

Listing Agent – Kenneth Labbe Signature Group, LLC, Cell/Txt - 860-891-8551; Office – 203-655-1414 x117



For more information please contact

KENNETH LABBE

(860) 891-8551 cell/txt (203) 655-1414 x117

klabbe@signatureg.com

www.signatureg.com

All information furnished is from reliable sources and is submitted subject to errors, omissions, change of terms and/or conditions, prior sales, lease, financing or withdrawal without notice.