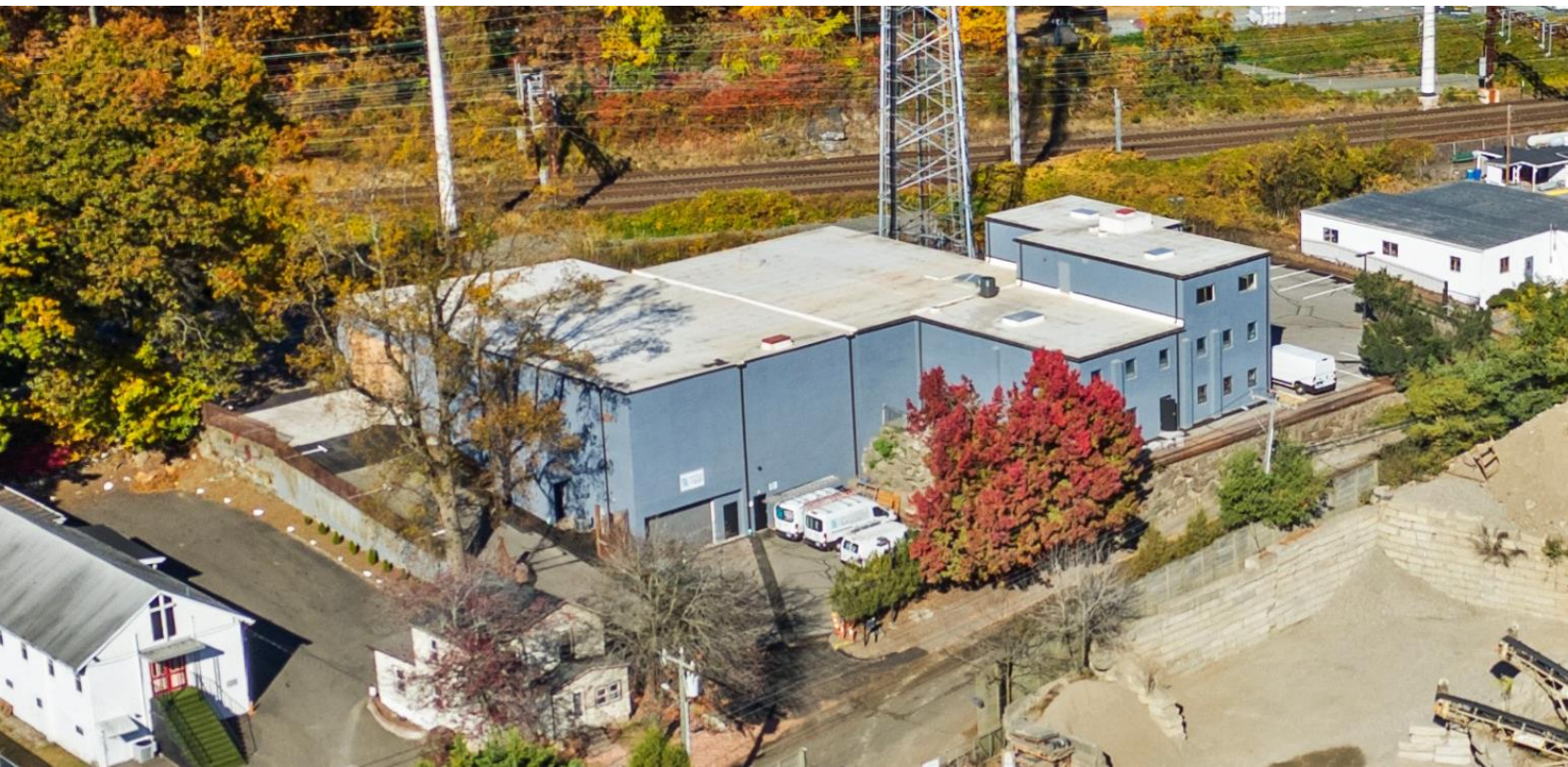


50 Rockland Rd Norwalk, CT

±14,837 RSF Available

Asking Rents: \$10 - \$14 NNN



Prime Industrial Space Available

Conveniently located just 5 minutes from I-95, 50 Rockland Road offers rare Heavy Industrial (SD-HI) zoning. Recently renovated, this property includes a new roof, upgraded HVAC systems, new fire and life safety systems, and a refreshed parking lot. The facility provides robust power capabilities, with a 1600-amp, 3-phase service.

Available spaces include two first-floor options: Suite 100 (6,487 RSF) and Suite 102 (3,238 RSF). These suites can easily combine to create a large, contiguous space totaling 9,725 RSF. Additionally, the second floor offers 5,112 RSF, which can be leased separately or utilized as mezzanine storage for the ground-floor suites, with a material lift that can be added if needed.

The property includes 26 on-site parking spaces, with an additional 0.30-acre lot becoming available on June 1, 2026—perfect for contractor parking.

+ Newly Renovated

+ Heavy Industrial Zone (SD-HI)

+ Heavy Power: 1,600 Amp Service

+ Fully Sprinklered

+ Clear Heights Up To 17' 5"

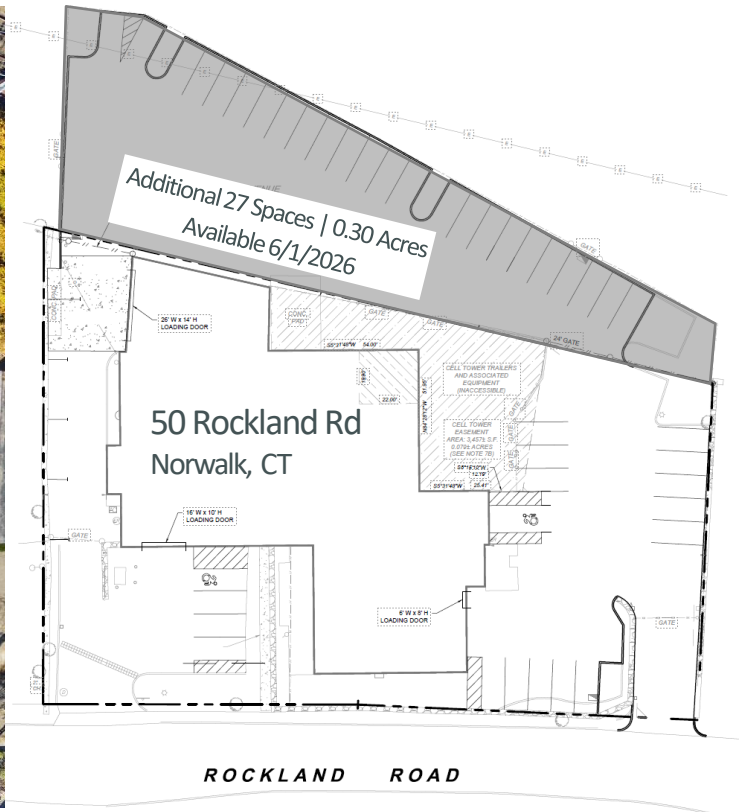
+ Overhead Doors

+ 9,725 SF Available (First Floor)

+ 5,112 SF Available (Second Floor)

+ 26 Parking Spaces

+ 27 Additional Parking Spaces on
0.30 Acres Available on 6/1/2026





Suite 100

Available Space	6,487 RSF
Ceiling Height	17' 5"
Loading	20' x 14' Overhead Door
HVAC	Warehouse Heaters; Conditioned Ofc
Asking Rate	\$14.00 NNN + Util (\$7,568.16/m) \$17.50 Gross + Util (\$9,460.20/m)
Condition	White Boxed
Availability	Immediately

Suite 102

Available Space	3,238 RSF
Ceiling Height	9' & 17' 5"
Loading	Shared 6' x 8' Overhead Door
HVAC	Fully Conditioned
Asking Rate	\$12.00 NNN + Util (\$3,238.00/m) \$15.50 Gross + Util (\$4,182.42/m)
Condition	To Be White Boxed
Availability	30-45 days from lease



Street Access



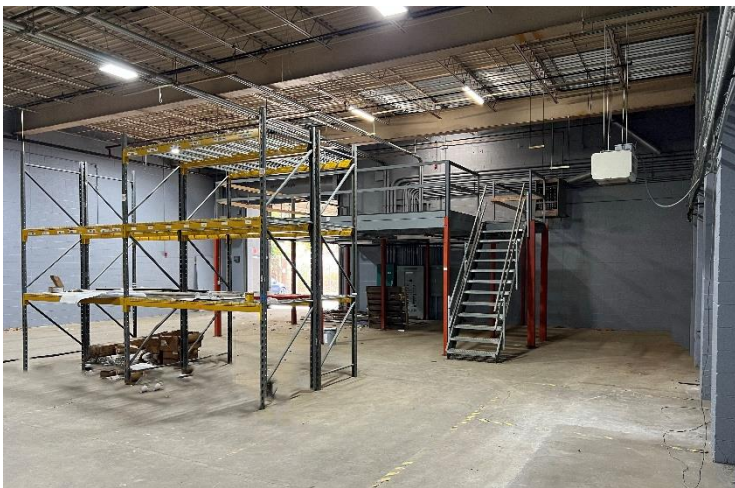
Overhead Door



Loading Area



Garage Area



Main Warehouse



Main Warehouse & Office Stack



Street Access



Front Parking Area



Loading Door



Warehouse Area



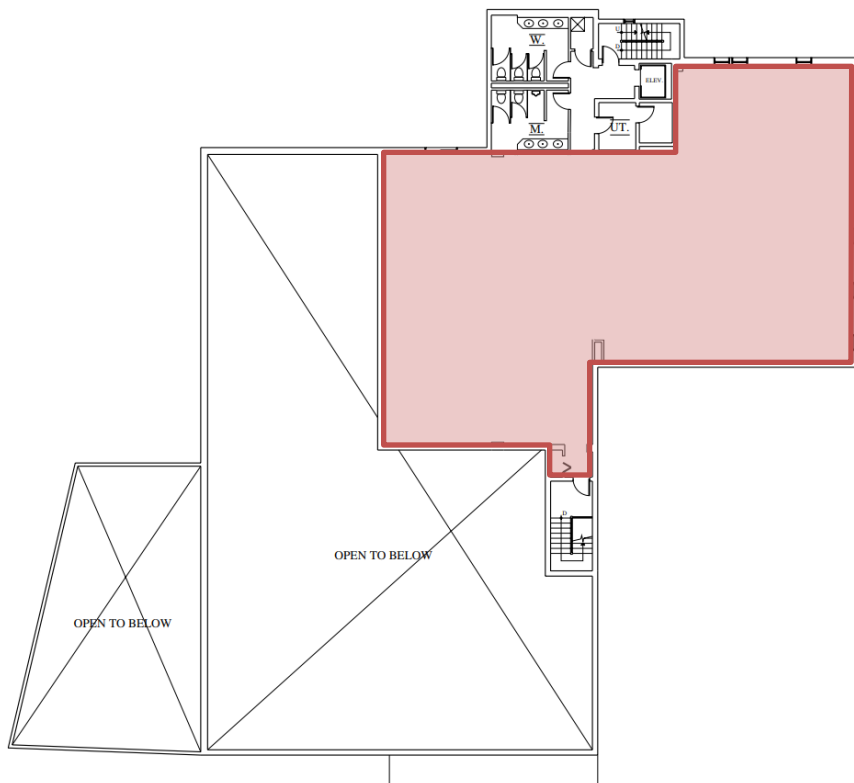
Warehouse Area



Example Finished Space (Suite 101)

50 Rockland Rd
Norwalk, CT

Suite 200 | Second Floor



Existing Condition



Existing Condition

Suite 200

Available Space	5,112 RSF (Divisible to ~2,500 RSF)
Ceiling Height	9'
Loading	Material Lift (Future)
HVAC	Heating & Cooling Available
Asking Rate	\$10.00 NNN + Util \$13.50 Gross + Util
Condition	To Be White Boxed
Availability	30-60 days from lease



Example Finished Space (Suite 101)