



**Brand New 40,000 SF Divisible High Bay Warehouse Available For Lease**

375 Fairfield Ave  
Stamford, CT 06902

WATERSIDE  
PROPERTY  
GROUP

# The Opportunity

Brand new 40,000 SF building with 37,000 SF of warehouse space and 3,000 SF of office / mezzanine. Available for Occupancy 2026.

Stamford Waterside Design District and Industrial Complex, located at 375 Fairfield Ave in Stamford, CT, is a 10-acre mixed-use, industrial/flex complex, comprised of eight uniquely designed buildings with units ranging in size from 1,000 sq ft to 60,000 sq ft. This sprawling property has an abundance of parking, and the buildings feature a mixture of both loading docks and drive-in doors. Centrally located less than a mile from both I-95 and the Stamford Train Station, its tenants include printing, flooring, roofing, high-end to the trade furniture showrooms, carpets, and home improvement design center.



# The Market

Stamford, CT is a bustling city renowned for its vibrant energy and thriving community. Located in Fairfield County, just 30 miles northeast of Manhattan, Stamford serves as a strategic hub for business and leisure in the Tri-State area. With a dynamic population exceeding 130,000 residents, Stamford offers a rich tapestry of cultures, lifestyles, and opportunities. Its median household income surpasses \$95,000, reflecting a prosperous community with a strong economic foundation.

Stamford boasts a robust economy, driven by a diverse range of industries including finance, technology, healthcare, and retail. The city hosts the headquarters of numerous Fortune 500 companies, solidifying its position as a major economic powerhouse in the region. Stamford's convenient transportation infrastructure ensures seamless connectivity across the region, with access to major highways, railways, and airports. Additionally, Stamford is home to the University of Connecticut Stamford campus, and is filled with a variety of dining options, entertainment venues, parks, and recreational centers.



# Site Plan and Building Specs

## Square Footage

37,000 SF warehouse, 3,000 SF mezzanine

## Clear Heights

31 ft. - 37 ft.

## Loading

(2) Docks, (6)14'x14' drive in doors

## Bay Size

96' x 170', 69' x 260', 23' x 260'

## Floor Load

4000 LB/PSI

## Columns

50 ft. between columns

## Parking

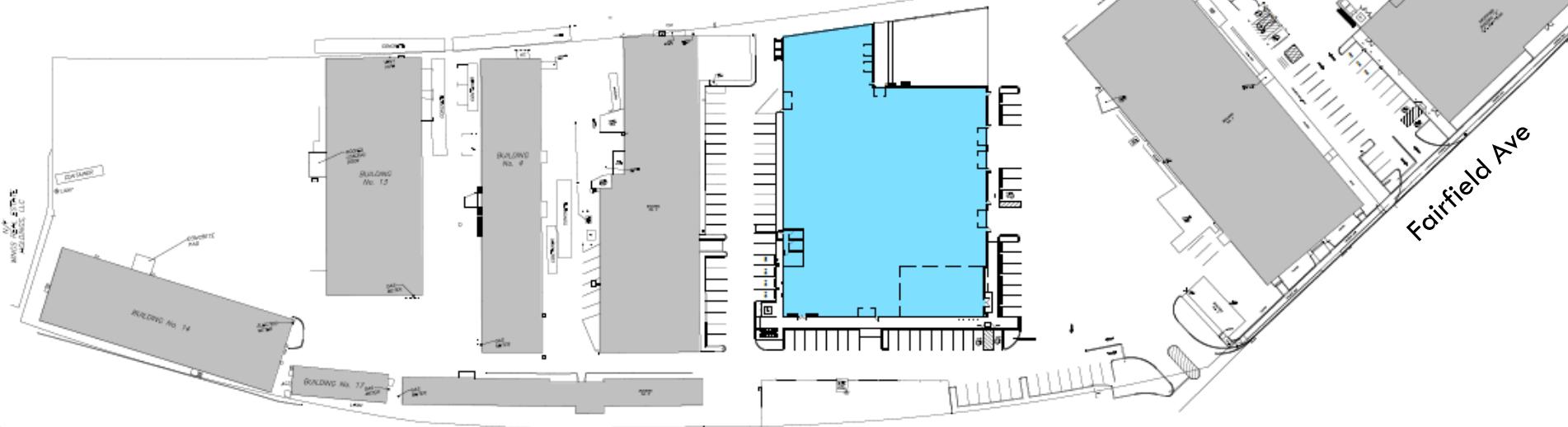
60 spaces

## Utilities

2,000 AMPS/480 Volts

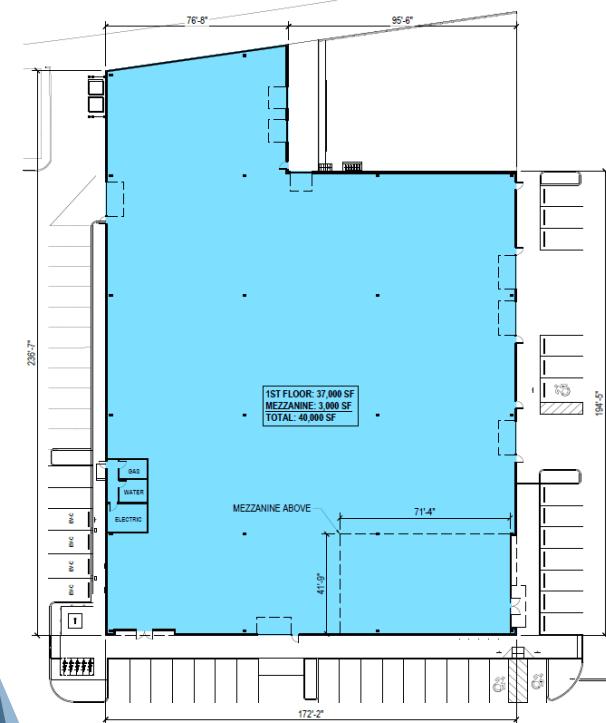
## Additional Building Features

- Constant volume gas fired heat system
- 100% air conditioned
- ESFR Sprinkler system
- Office designed to suit

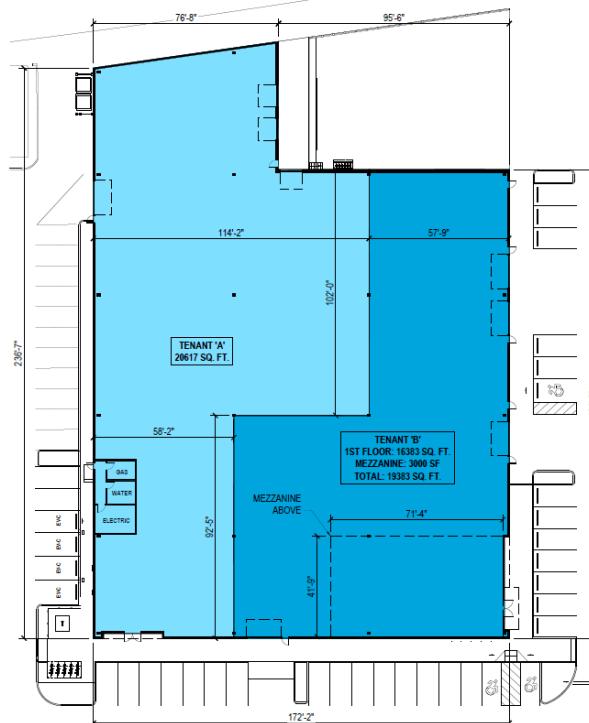


# Demising Plan Options

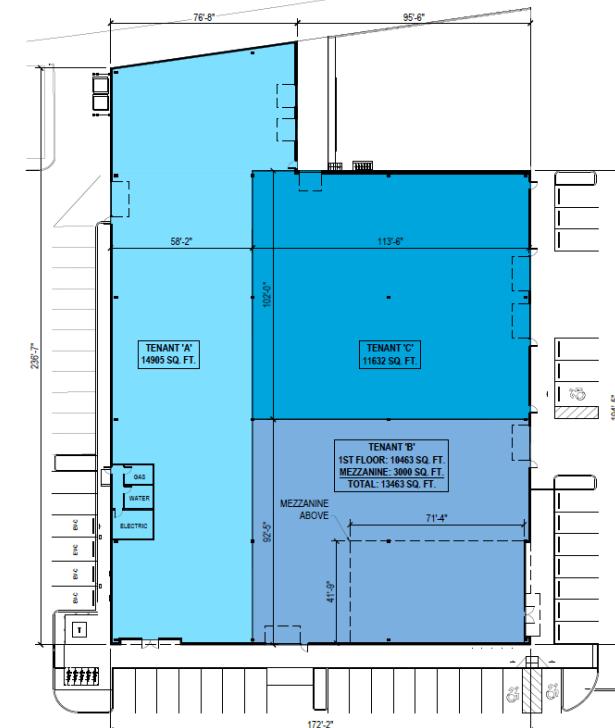
Single Tenant



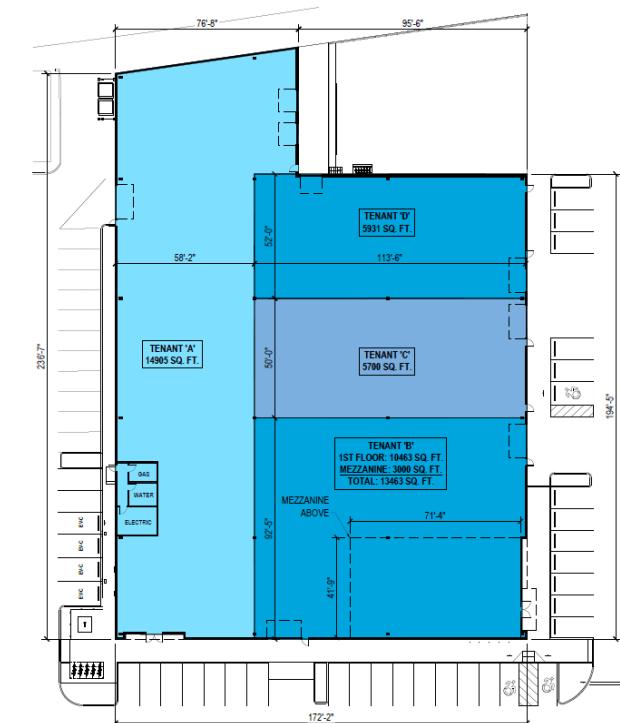
Two Tenant



Three Tenant



Four Tenant





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