

Flex/Warehouse/Manufacturing/Fitness 76 Viaduct Road, Stamford CT

1st floor, loading dock - 3,950 SF @ \$18 PSF NNN
2nd floor walk-up - 5,700 SF @ \$16 PSF NNN

MG zone, 3 phase/208V/1200A, 12' Ceilings



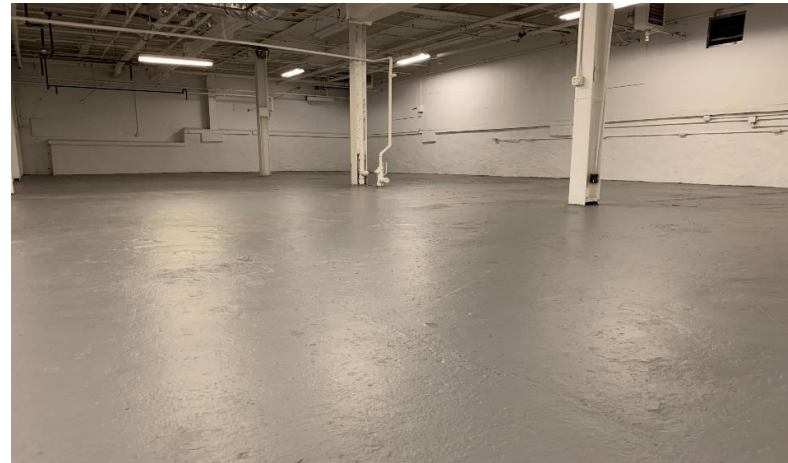
Exclusive Broker

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Pyramid Real Estate Group • 20 Summer Street, Stamford, CT 06901
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1st Floor - Warehouse & Loading Dock



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1st Floor - Office



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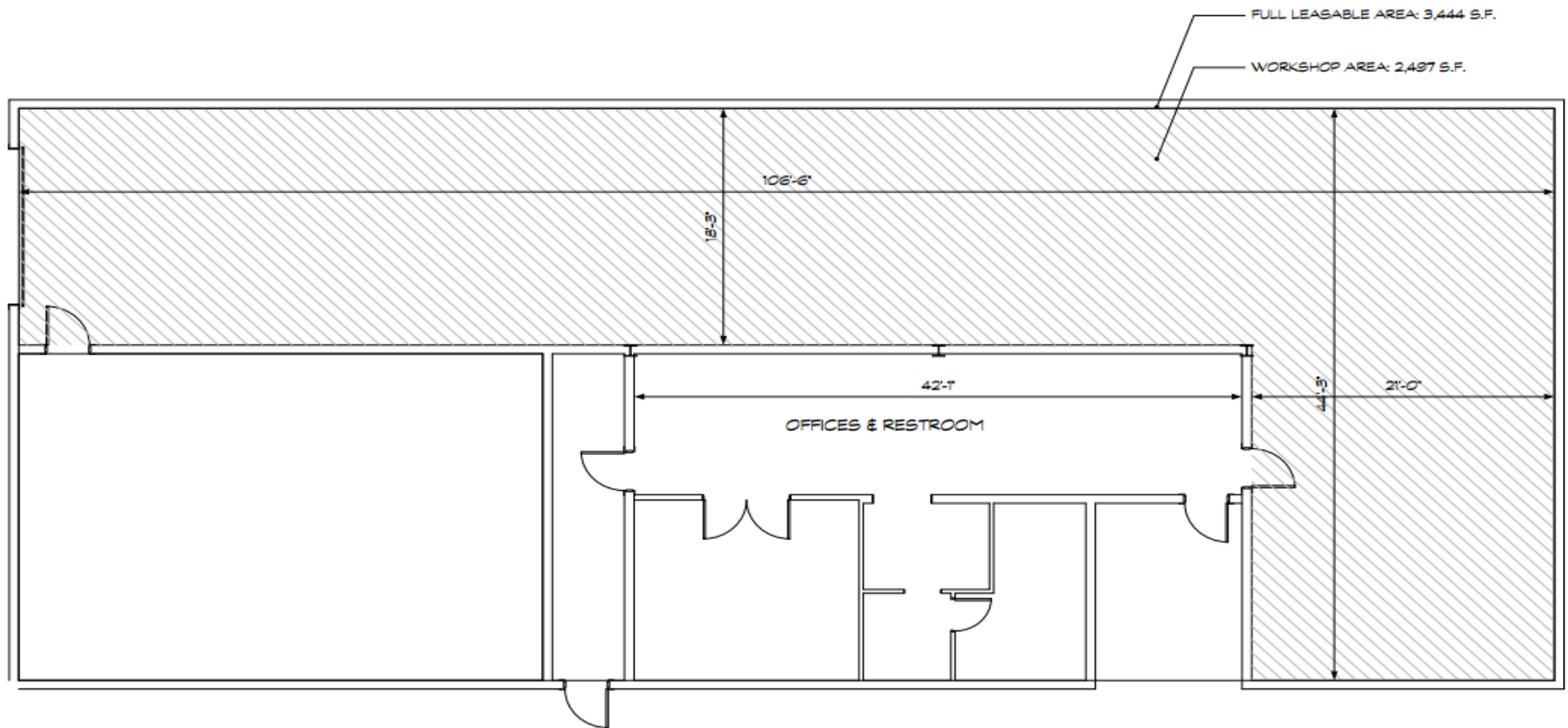
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Floor Plan 1st Floor



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2nd Floor Description

2nd floor space is walk -up

Previously a dance studio

Heated and air conditioned

Bathroom and kitchenette

Possible subdivision

Ample on-site parking

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