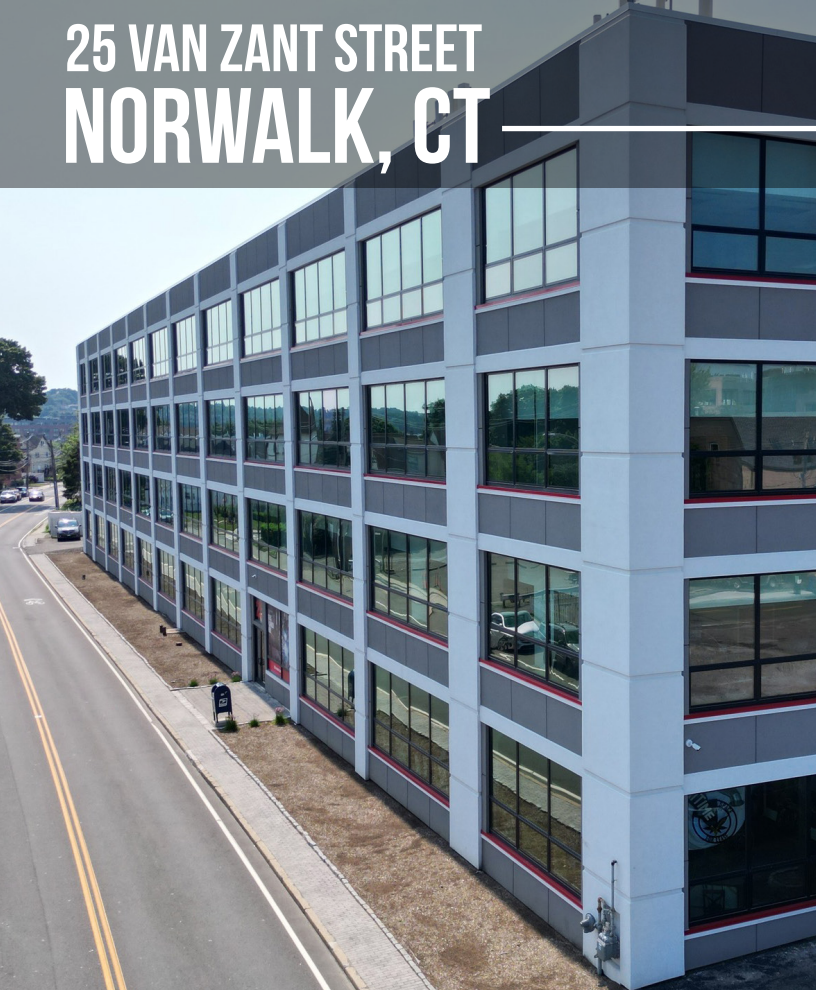
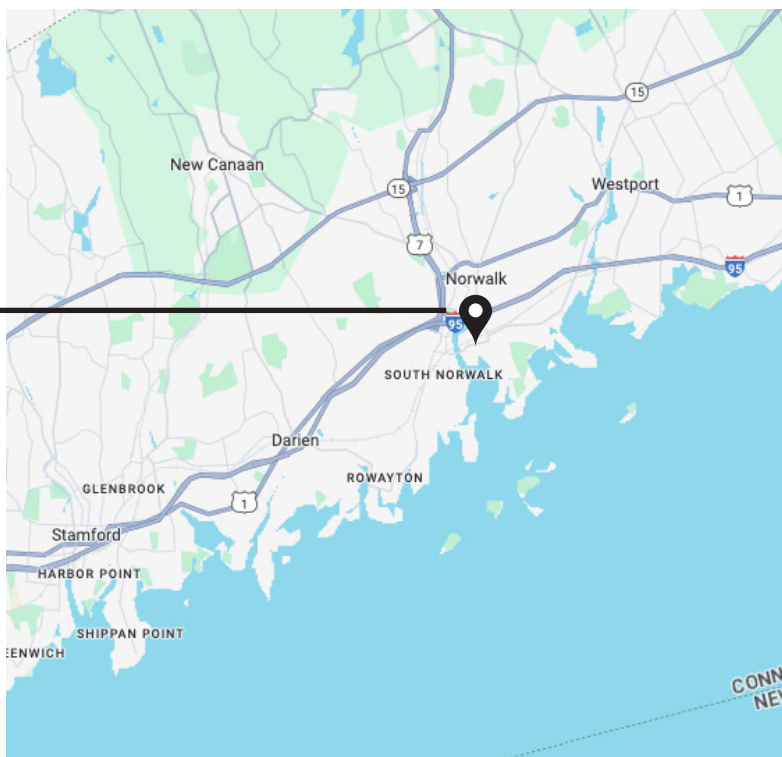


25 VAN ZANT STREET NORWALK, CT



EAC Properties presents this lease opportunity at 25 Van Zant Street, conveniently located in Norwalk, Connecticut. This versatile 265K square foot mixed-use industrial/office building offers flexible, open floor plans with clear heights from 14 to 24 feet. Over \$22M in renovations completed in 2024. The property features loading dock access, durable concrete floors, and over 35,000 square feet of contiguous space available for larger operations. Units can come equipped with 480 3-phase electrical service, 24/7 security, and concierge services, this property provides both safety and convenience. With 500 free on-site parking spaces, an on-site cafeteria (built; seeking operators), and multiple hospital-sized elevators, it offers a seamless work environment. The building also features recreational areas and 1 gig Cat5 high-speed data through out.

Located just steps from mass transit, this property combines accessibility with premium amenities, making it an ideal solution for businesses of all sizes.



AVAILABLE FOR LEASE

- Flexible & open floor plans, 1,400 SF - 35,000 SF Contiguous
- Clear span 25', clear height 14' – 24'
- Loading dock access 480 3-phase electrical service, Hospital-sized elevators, capacity for special equipment.
- 1 GIG – Cat5 High-speed data throughout
- Options for Class A Headquarters; Signage, water views and more
- \$22,000,000 Renovation Completed 2024 ; Entire building envelope & exterior upgrades
- Located 120 yards from the East Norwalk Railroad Station platform, 1.02 Miles from Interstate 95
- 20 Miles to Westchester County Airport, 40 Miles to LaGuardia International, 47 Miles to JFK International, and 46.3 Miles to Newark International.

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DEMOGRAPHICS

Population 2023:

06855: 8,827 • Fairfield County: 965,140

Average Household Income:

06855 2023: \$126,978 • 06855 2028: \$143,708 (projected)

Average Disposable Income 2023:

06855: \$87,902 • Fairfield County: \$108,789

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals or as part of KW Commercial.



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