

PYRAMID

- Real Estate Group

9,000 SF High Bay Warehouse - 56 Viaduct Road, Stamford CT



- 9,000 SF warehouse 1 loading dock, 2 drive-in w/overhead doors (16 ft and 10 ft high)
- Hi-Bay, ceilings 24.5 ft to deck, 28.5 ft to beams
- Additional 1,200 SF office space available in adjacent building (66 Viaduct)
- \$16 PSF NNN, plus utilities separately metered
- NNN: +/- \$6 PSF (2023)
- 12 car parking included. Truck parking available at additional cost
- MG zone. Diesel filling station

Exclusive Agents:

Jeff Snell (203) 551-1375

Jeff@pyramidregroup.com

&

Brian Dornan (203) 581-0022

Brian@pyramidregroup.com

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PREM, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PYRAMID
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com



Exclusive Broker

Brian Dornan
203-581-0022
brian@pyramidregroup.com

Jeff Snell
203-551-1375
jeff@pyramidregroup.com

Pyramid Real Estate Group • 20 Summer Street, Stamford, CT 06901
phone: 203.348-8566 • fax: 203.358-9763
www.pyramidregroup.com