



Fleet Parking Available June 2026

and Warehouse Spaces

Property Highlights

- Building size 22,975 RSF
- .29 acres fleet parking
- Fenced and paved
- Minutes from Route 7 & I-95
- Lease rate upon request

For more information and to schedule a tour, please contact:

James Searl

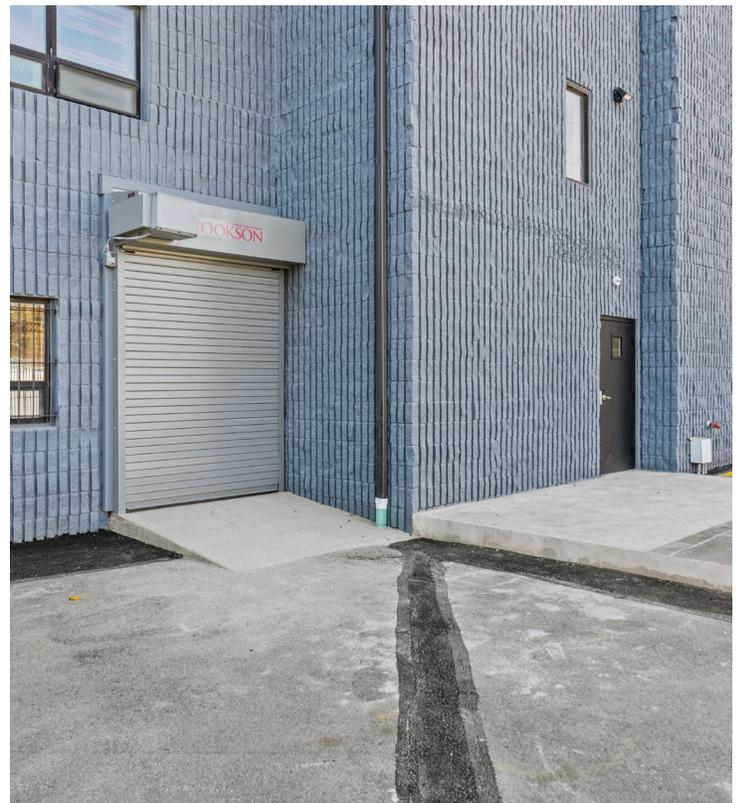
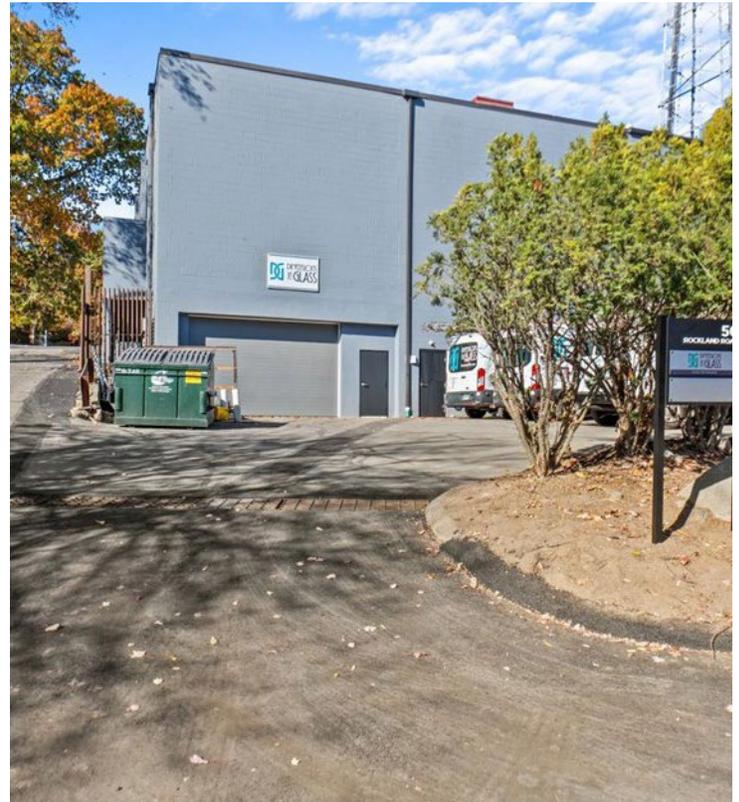
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50 Rockland Road is a heavy industrial 22,975 SF building. It is located 5 minutes from I-95. Recently renovated, the property offers 2 warehouse spaces: 1) 5,112 RSF and 2) 1,809 RSF.

***Note:** Fleet parking (.29 Acres) is available beginning June 1, 2026



Property Description

Address 50 Rockland Road, Norwalk CT

Lot Area .82 acres

Building Size 22,975 RSF

Ceiling Height 9' - 17'5"

Zoning/Use Heavy Industrial 1 (SD-H1)

HVAC Yes

Water/Sewer SNEW / City of Norwalk

Electric Eversource

Power 1,600 amps / 3p heavy

Comments Capital improvement campaign includes new roof, upgraded HVAC, new fire and life safety systems and refreshed parking lot



Fleet parking is available
beginning June 2026
0.29 acres (12,800 sf)

Unit 200

Space Specifications

Unit size 5,112 RSF (Divisible to 2,500 RSF)

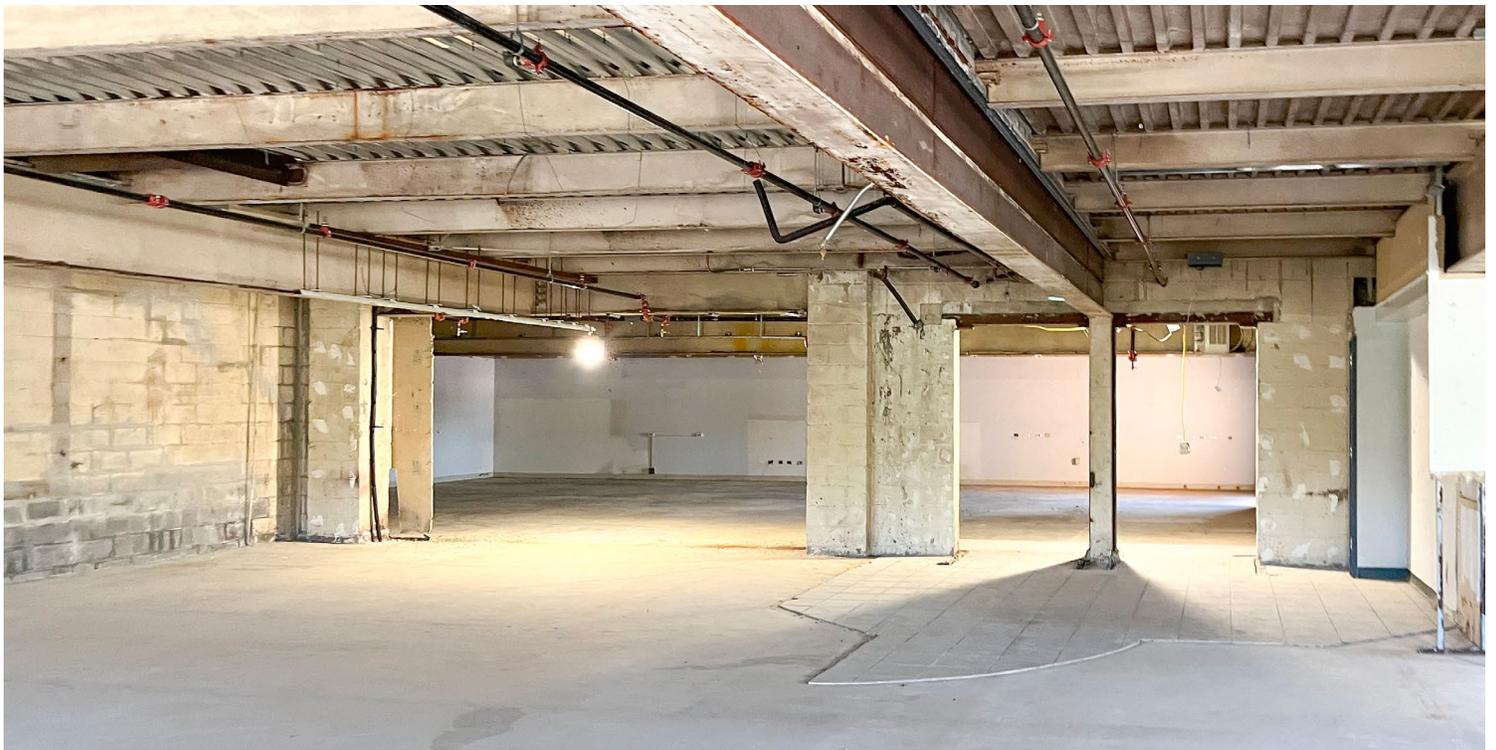
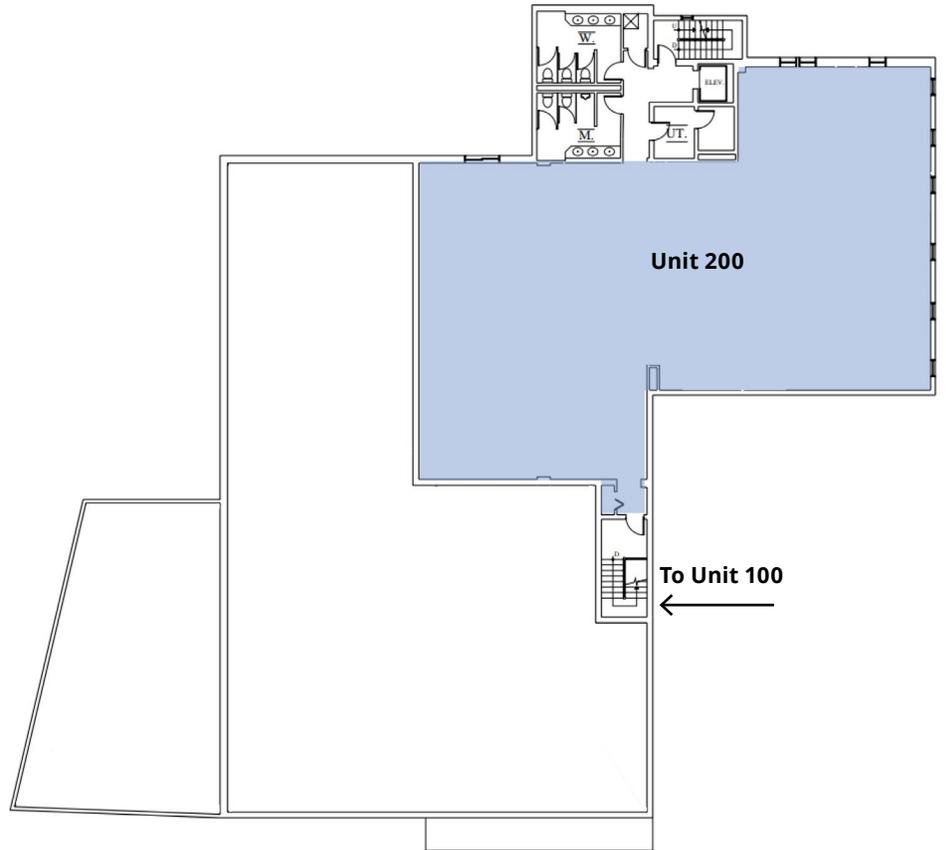
Expansion Can be combined with Unit 100 via stairs

Rate Upon request

Power 1600 amps / 3 phase

Ceiling Height 10'0"

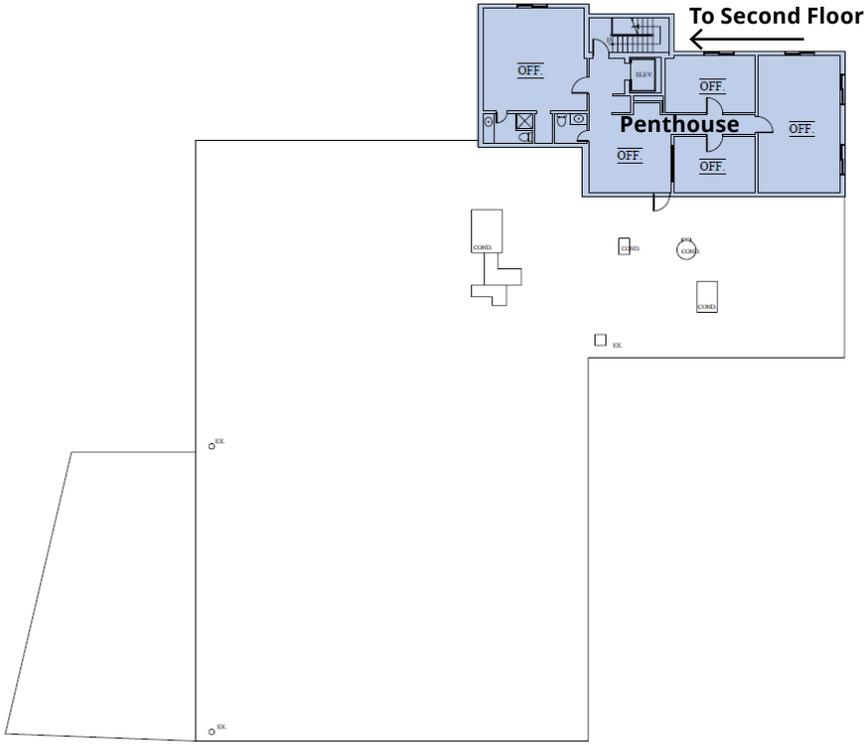
Available Immediate

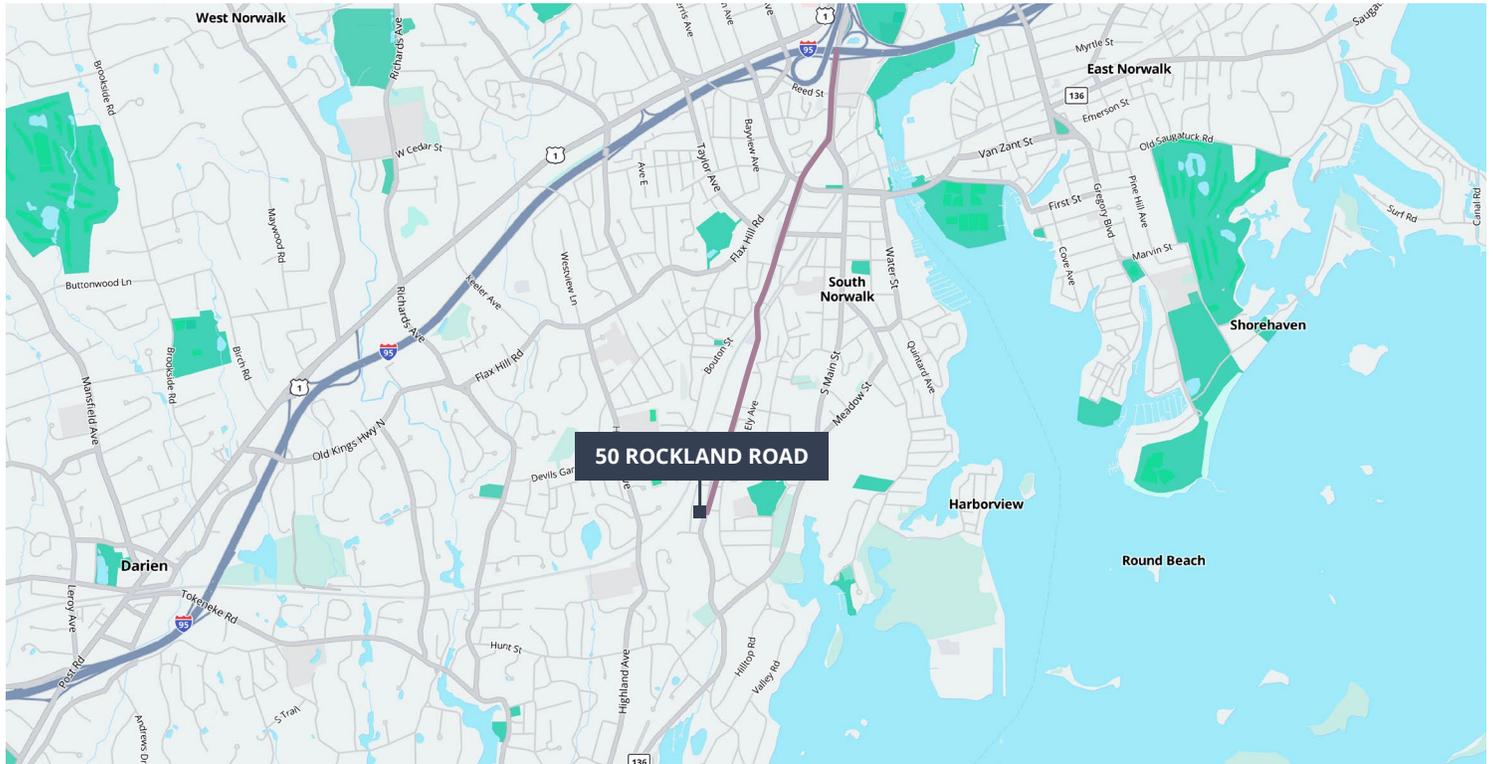


Penthouse

Space Specifications

Unit size	1,809 RSF
Expansion	Can be combined with second floor via stairs
Rate	Upon request
Power	1600 amps / 3 phase
Ceiling Height	9'0"
Available	Immediate





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