

120 HAMILTON AVENUE

STAMFORD, CT

NEW STATE-OF-THE-ART
112,405 SF DIVISIBLE
WAREHOUSE FACILITY
FOR LEASE
DELIVERED
Q2 2026



LARGEST AVAILABLE BLOCK OF INDUSTRIAL SPACE
IN SOUTHERN FAIRFIELD COUNTY

LOCATED
1/2 MILE FROM



ELEVATE YOUR OPERATIONS IN STAMFORD'S NEWEST WAREHOUSE FACILITY

120 Hamilton Avenue, Stamford's newest industrial development, is a 112,405-square-foot state-of-the-art warehouse facility set to open in Q2 2026. Designed with modern business needs in mind, this single-story, flex industrial building will be equipped with advanced EFSR sprinkler systems, 4,000 amps of electrical capacity, and 100% air conditioning for optimal comfort and functionality. The building also boasts a 32-foot clear ceiling height, making it ideal for businesses requiring efficient storage and operational space. This project represents a rare and significant investment in Stamford's commercial infrastructure, offering businesses a unique opportunity to operate in a cutting-edge facility within one of the region's most dynamic markets.



112,405 SF
DIVISIBLE
AVAILABLE

17
LOADING
DOCKS

3
DRIVE-IN
MORE CAN BE ADDED

32'
CLEAR
CEILING

106
TOTAL
PARKING

FLOOR PLAN



17 LOADING DOCKS
3 DRIVE-IN (MORE CAN BE ADDED)

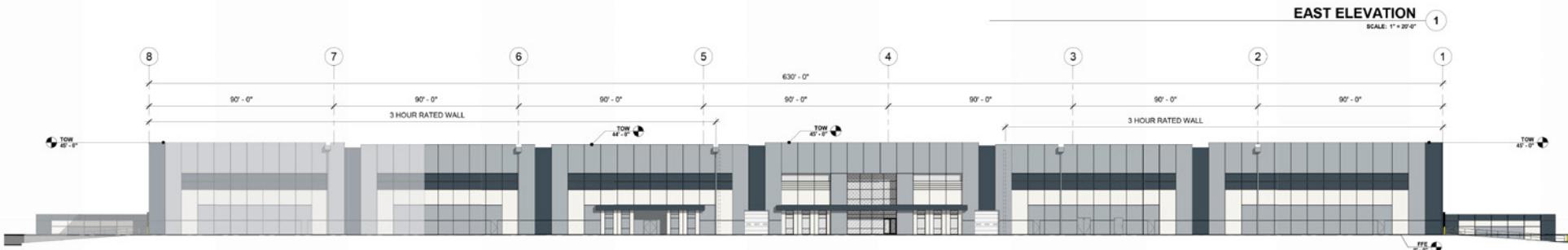
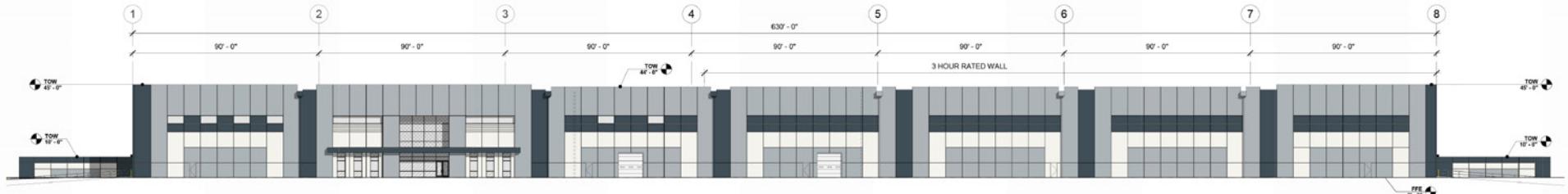
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SITE PLAN

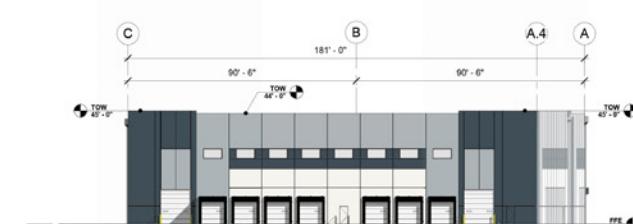
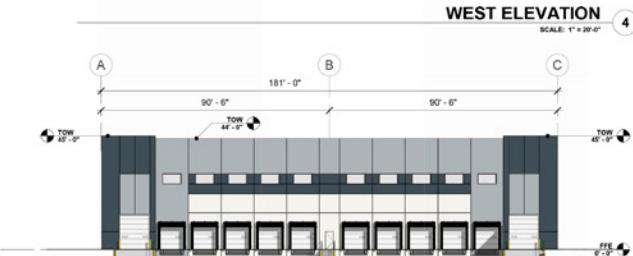
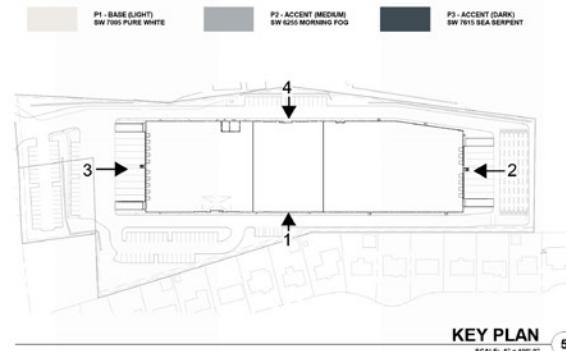


AMPLE ACCESSIBILITY
106 PARKING SPACES

PROPOSED ELEVATIONS



ZONING: ML (LIGHT INDUSTRIAL)
EFSR SPRINKLERED. 4,000 AMPS. 100% A/C.



LOCATION OVERVIEW

SUPERB ACCESS TO MAJOR HIGHWAYS

120 Hamilton Avenue offers seamless connectivity to major highways and nearby transportation hubs. Situated just 0.6 miles from I-95 exit 9, and a 10 minute drive from the Merritt (Route 15) Parkway..



TRANSPORTATION



Exit 9
4 min drive
0.6 miles



4 min drive
0.6 miles



4 min drive
1 mile



10 min drive
4.4 miles



DEMOGRAPHIC OVERVIEW

Stamford, CT, has emerged as a vibrant hub of commerce, blending a dynamic business environment with an excellent quality of life. As part of the Northeast Corridor, Stamford offers unparalleled access to major metropolitan areas, including New York City and Boston, via I-95, the Merritt Parkway, and the Metro-North Railroad, making it an attractive location for businesses and professionals. The city is situated in a high-income area, surrounded by affluent neighborhoods, which support a thriving retail, dining, and service economy. Stamford's growing skyline is a testament to its flourishing sectors, including finance, real estate, technology, and healthcare.



120 Hamilton Avenue Stamford, CT	1 Mile Radius	3 Mile Radius	Stamford
Population	31,203	136,995	137,471
# of HH	12,627	55,537	56,209
Avg HH Income	\$132,722	\$136,732	\$163,940
Total Annual Expenditure	\$1.43B	\$6.92B	\$6.97 B

120 HAMILTON AVENUE

STAMFORD, CT

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