



# Norwalk Industrial Warehouse Space

with Recent Improvements and Renovations

## Property Highlights

- Building size 22,975 RSF
- Fully sprinklered
- Access to Route 7 & I-95
- On-site parking

**Lease Rate \$16.50 NNN**

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. Located 5 minutes from I-95. Recently renovated, the property offers 2 warehouse spaces: 1) 5,112 RSF and 2) 1,809 RSF.

**\*Note:** The parking lot expansion (0.26 Acres) is available beginning 06/01/2026

#### 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)

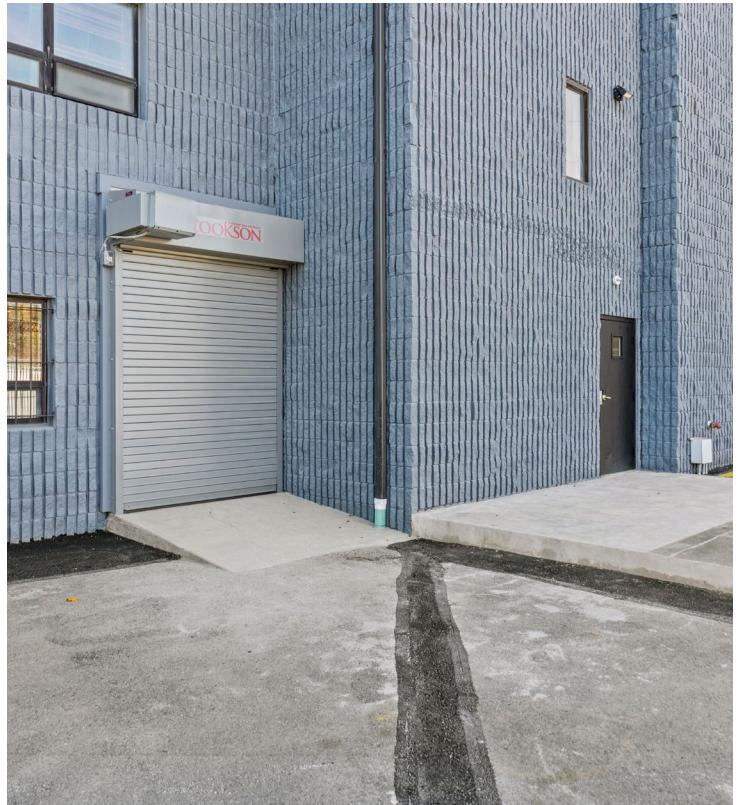
**HVAC** Yes

**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



50 Rockland Road, Norwalk, CT



Parking Lot Expansion  
Coming June 2026  
0.26 acres (12,800 sf)

## Unit 200

### Space Specifications

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

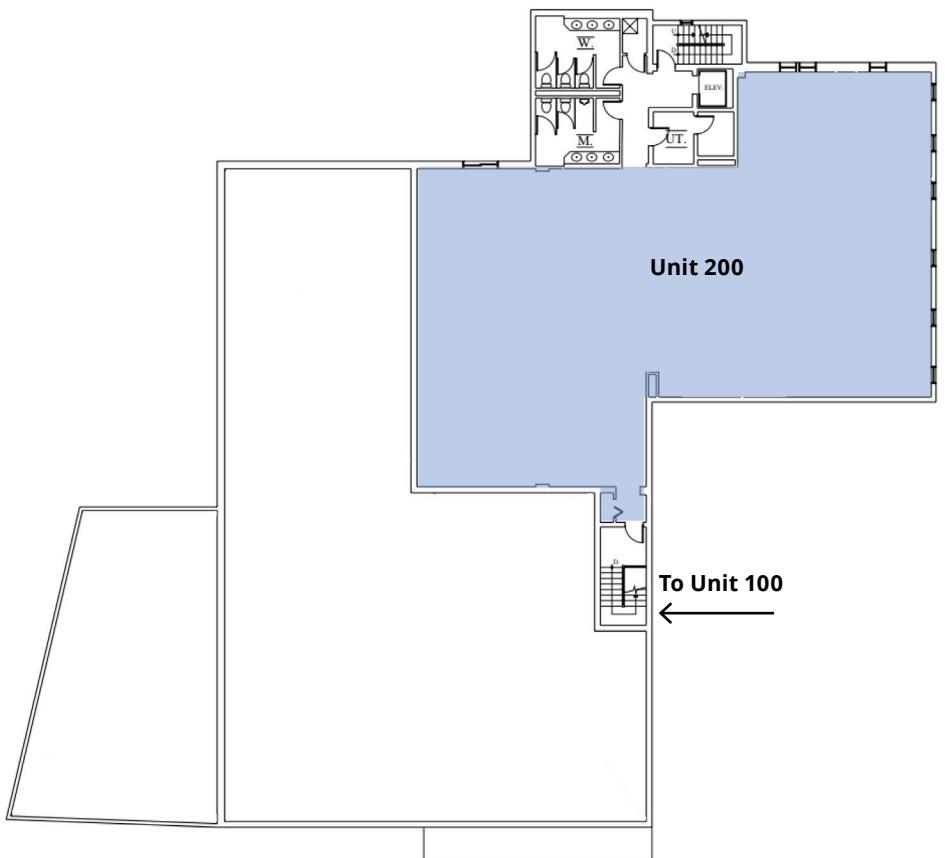
**Expansion** Can be combined with Unit 100 via stairs

**Rate** Upon request

**Power** 1600 amps / 3 phase

**Ceiling Height** 10'0"

**Available** Immediate



## Penthouse

### Space Specifications

Unit size 1,809 RSF

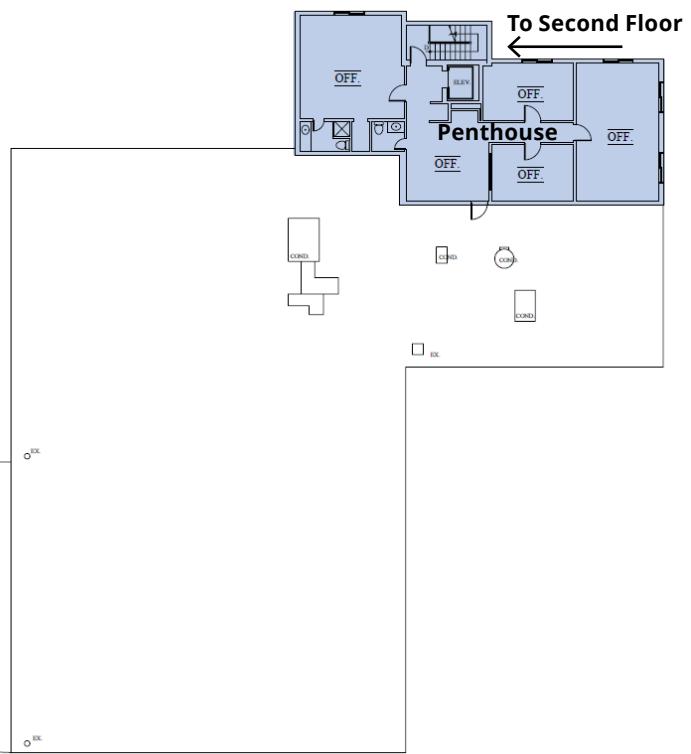
Expansion Can be combined with second floor via stairs

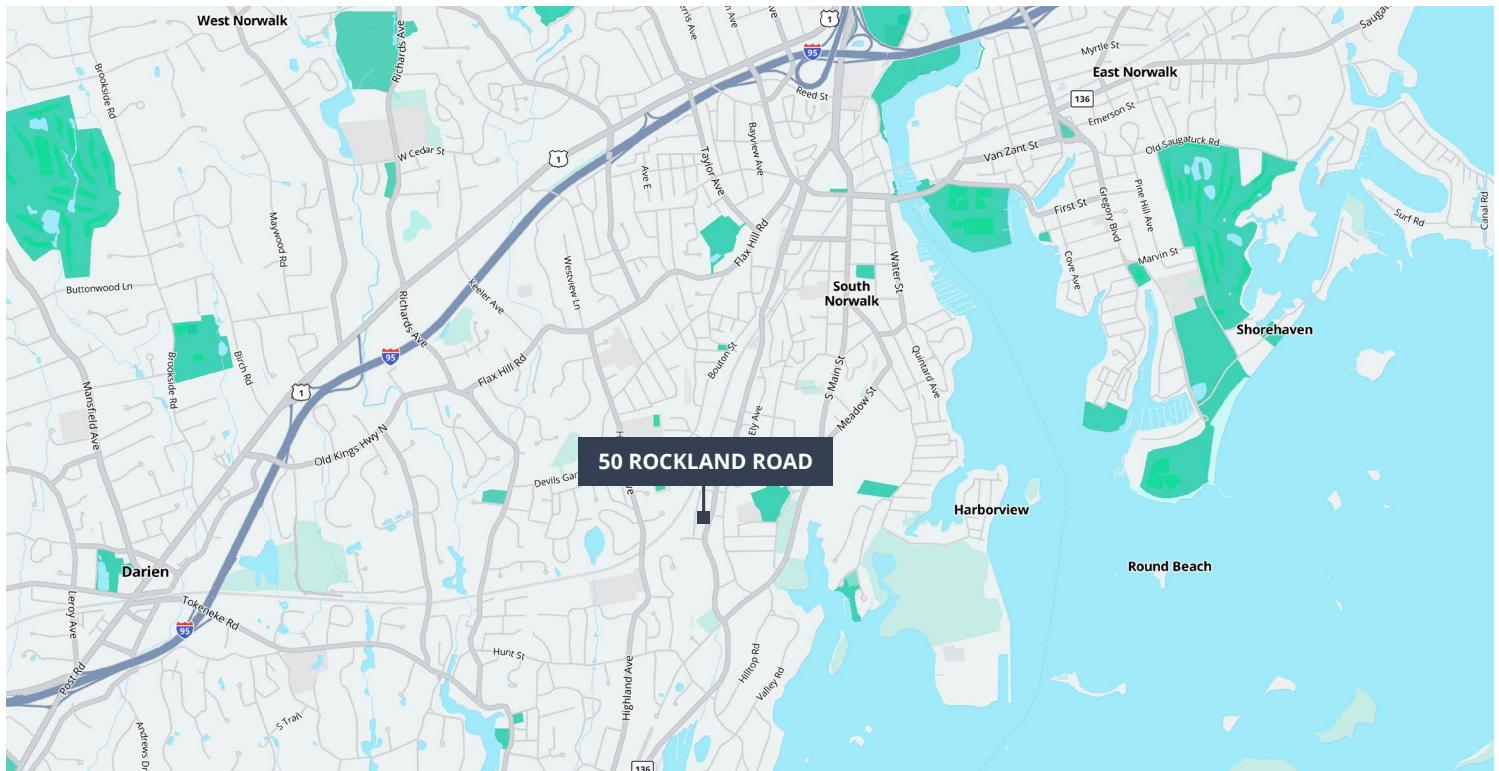
Rate Upon request

Power 1600 amps / 3 phase

Ceiling Height 9'0"

Available Immediate





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