



# 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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# Industrial Warehouse Spaces for Lease

**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.

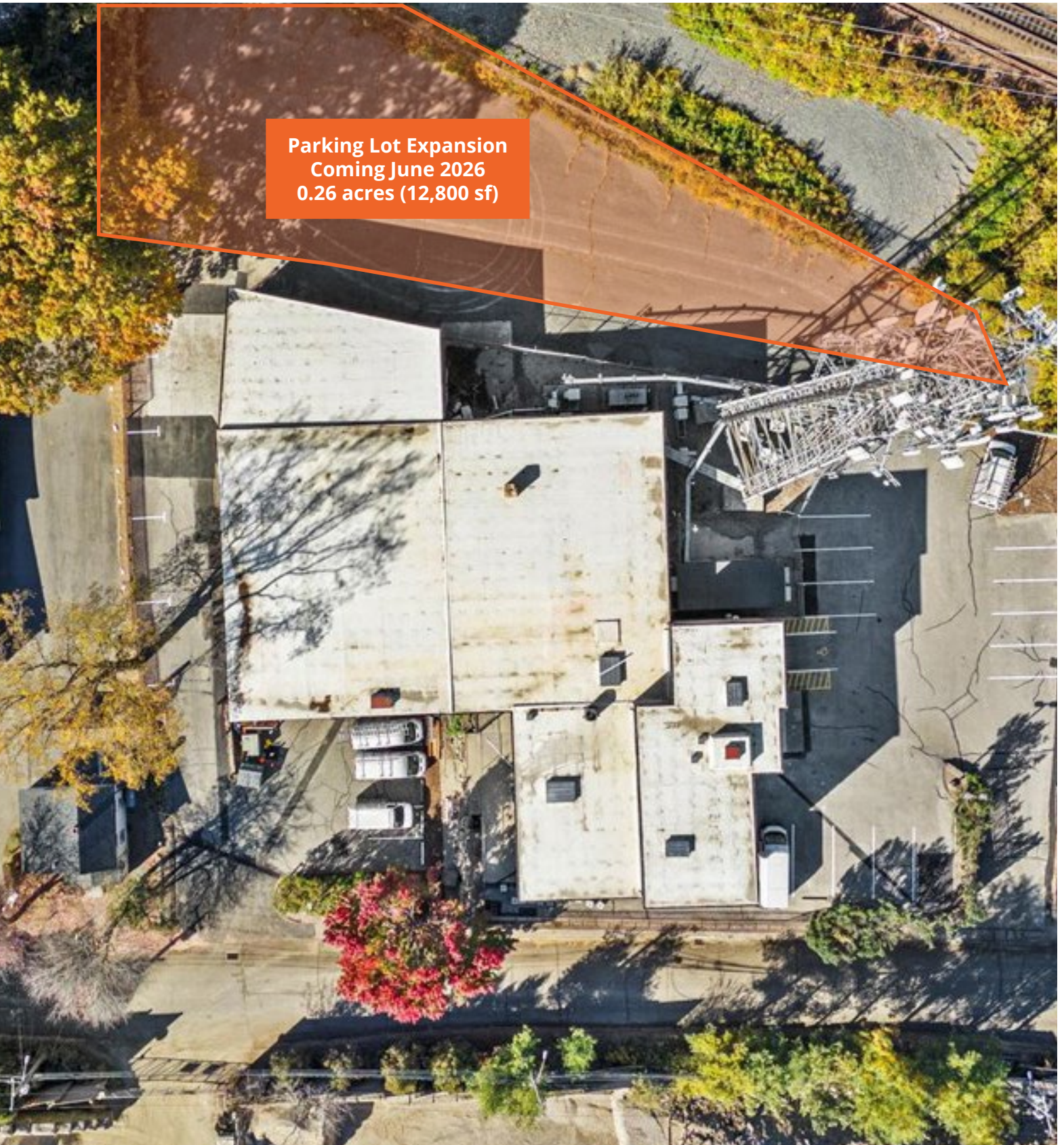
**\*Note:** The parking lot expansion (0.26 Acres) is available beginning 06/01/2026

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)

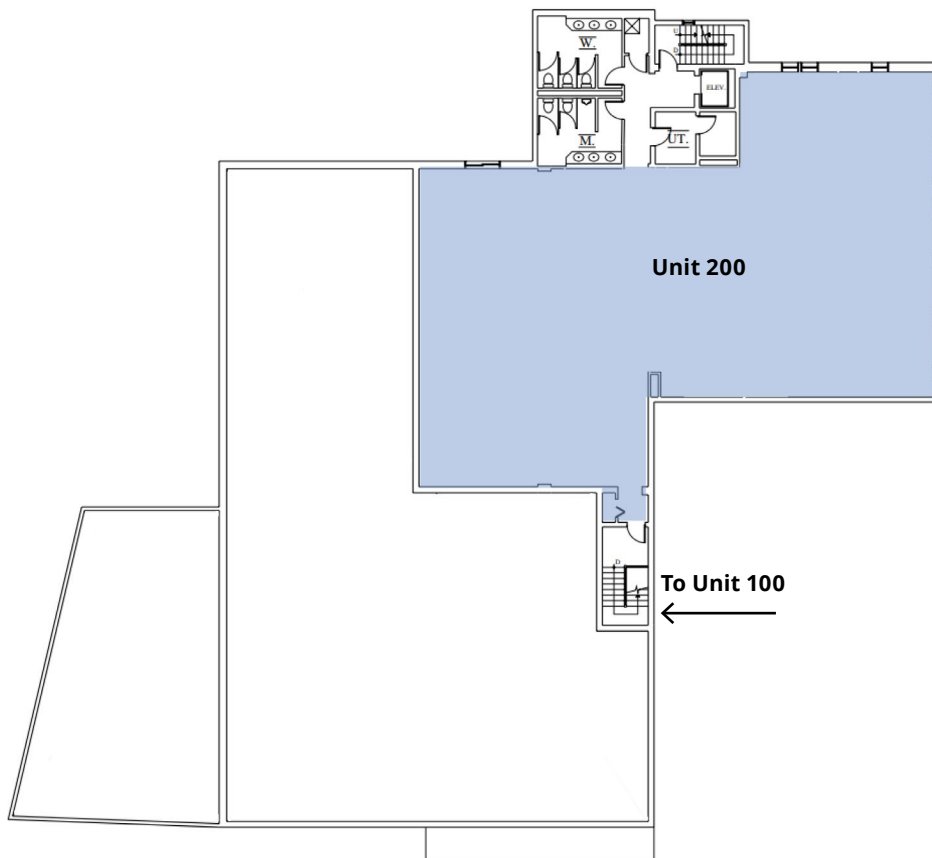
**Expansion** Can be combined with Unit 100 via stairs

**Rate** Upon request

**Power** 1600 amps / 3 phase

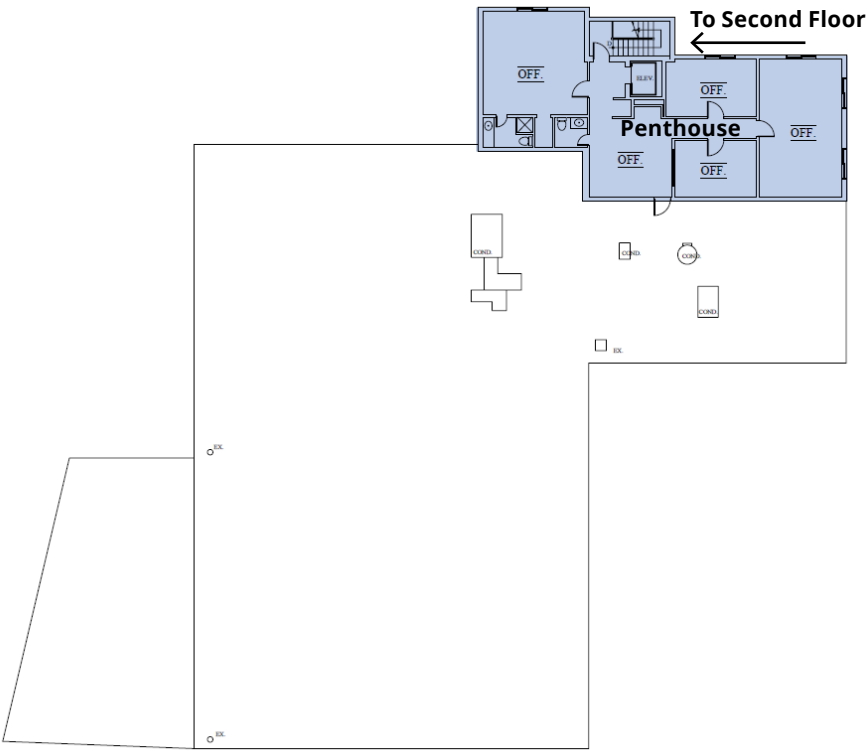
**Ceiling Height** 10'0"

**Available** Immediate

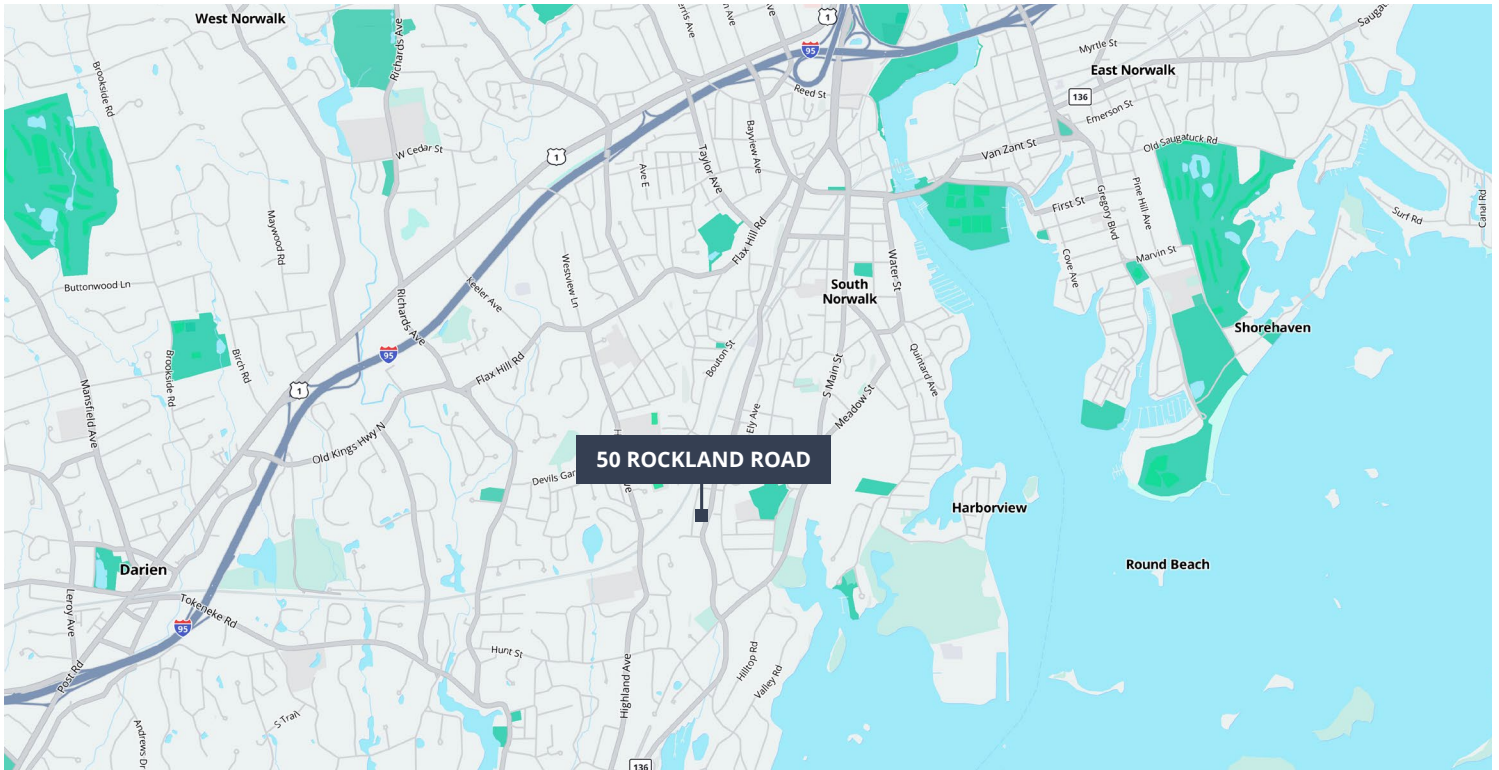


# Penthouse

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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