



# Norwalk Industrial Warehouse Space

Fleet Parking Available June 1, 2026

## Property Highlights

- Building size 22,975 RSF
- Fully sprinklered
- Access to Route 7 & I-95
- .29 acres fleet 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:** Fleet parking (0.29 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)

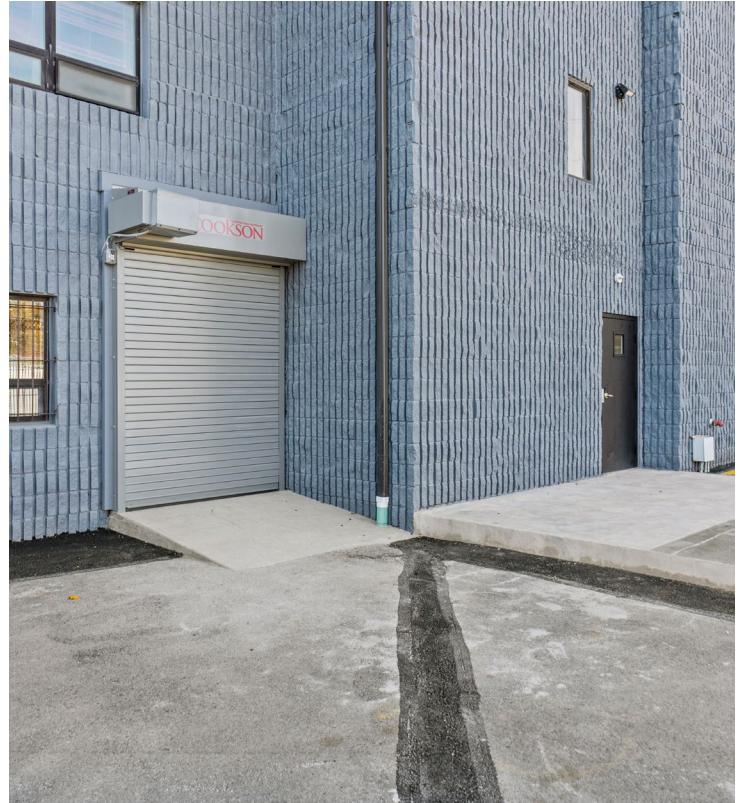
**HVAC** Yes

**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



50 Rockland Road, Norwalk, CT



**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)

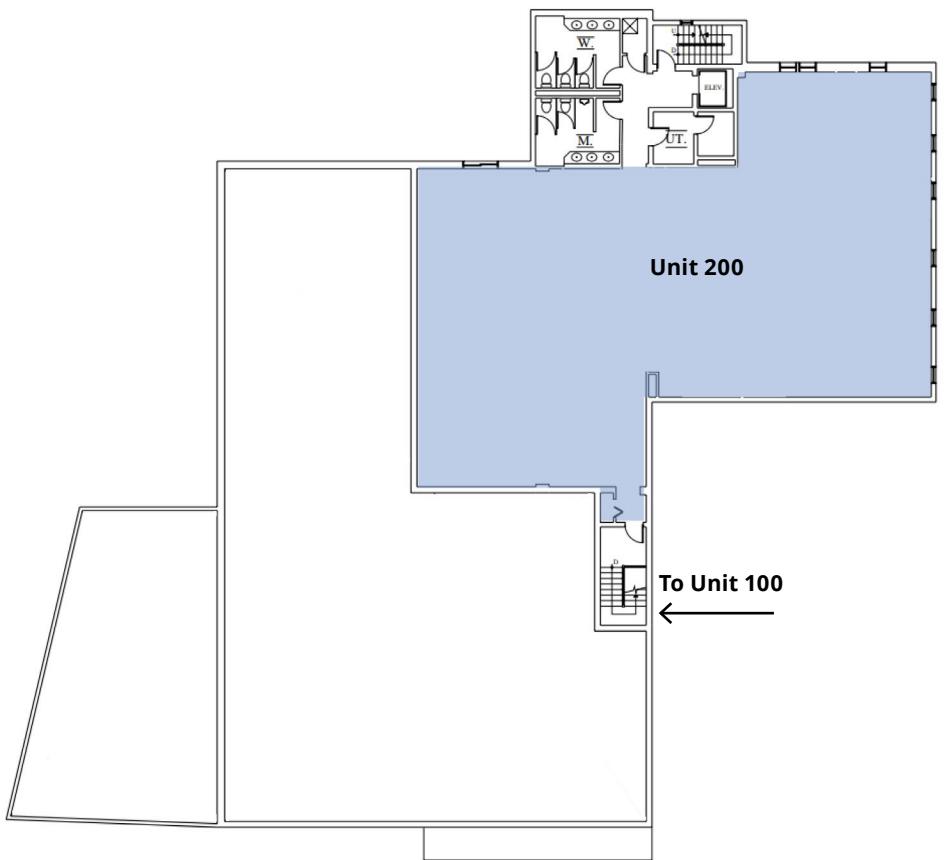
**Expansion** Can be combined with Unit 100 via stairs

**Rate** Upon request

**Power** 1600 amps / 3 phase

**Ceiling Height** 10'0"

**Available** Immediate



## Penthouse

### Space Specifications

Unit size 1,809 RSF

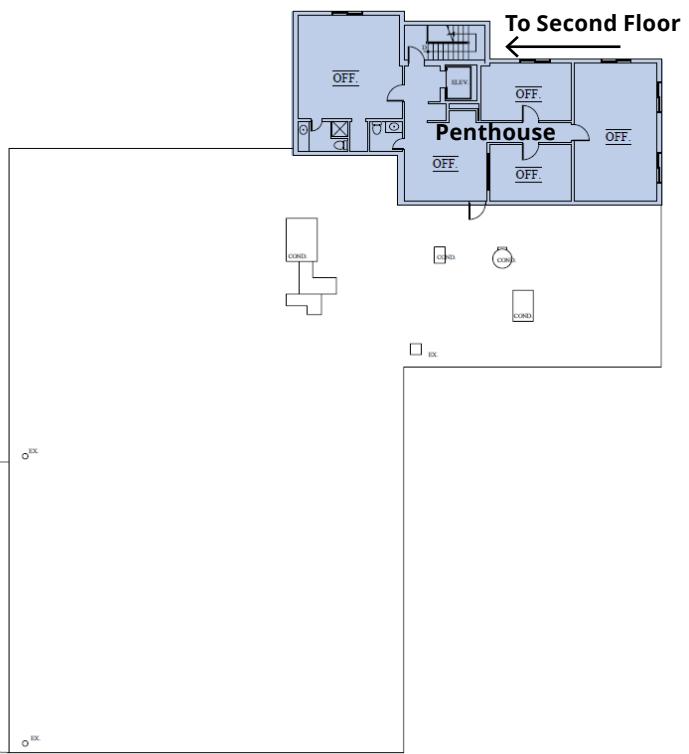
Expansion Can be combined with second floor via stairs

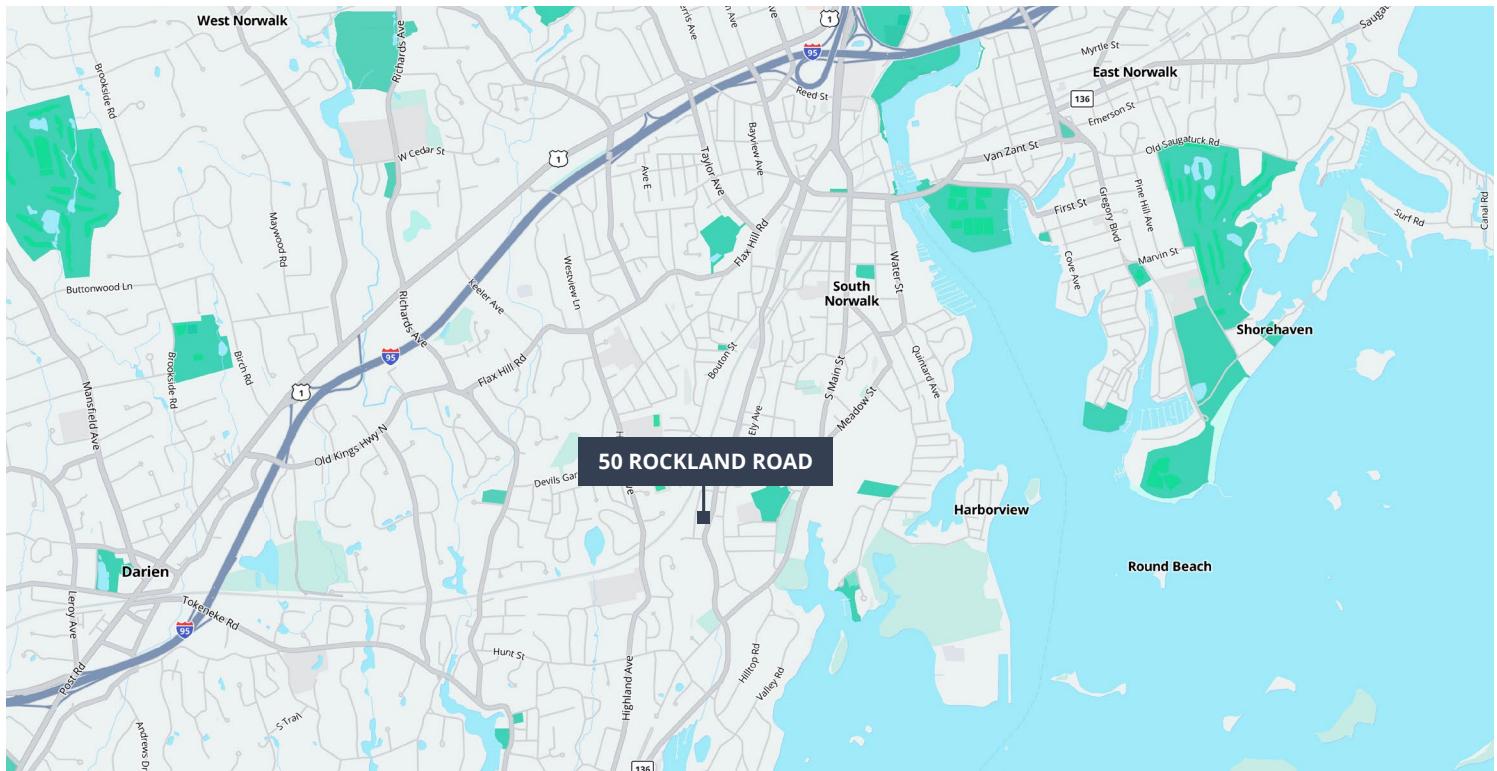
Rate Upon request

Power 1600 amps / 3 phase

Ceiling Height 9'0"

Available Immediate





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