








## Property highlights

-  Building size 49,680 rsf
-  HVAC
-  Fully sprinklered
-  On-site parking
-  Access to Rt 7 & Merritt Parkway

# Norwalk dock- high loading warehouse space

Key improvements and renovations  
underway by new management.

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

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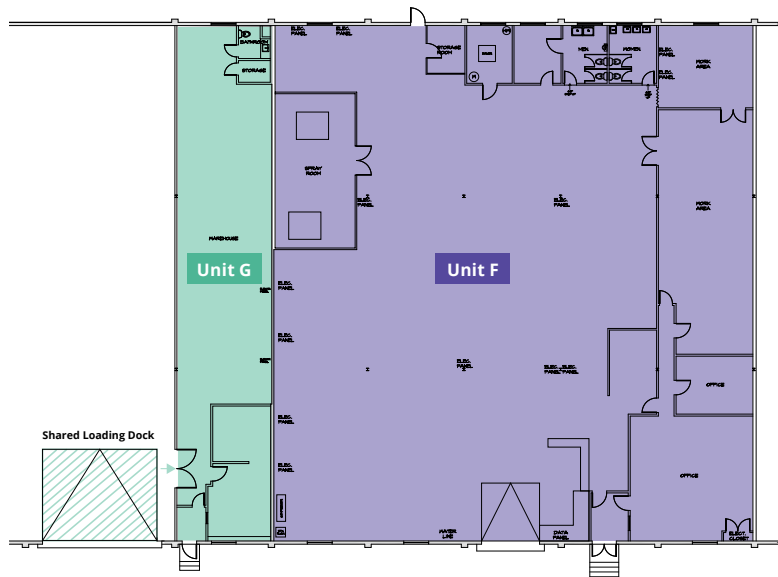
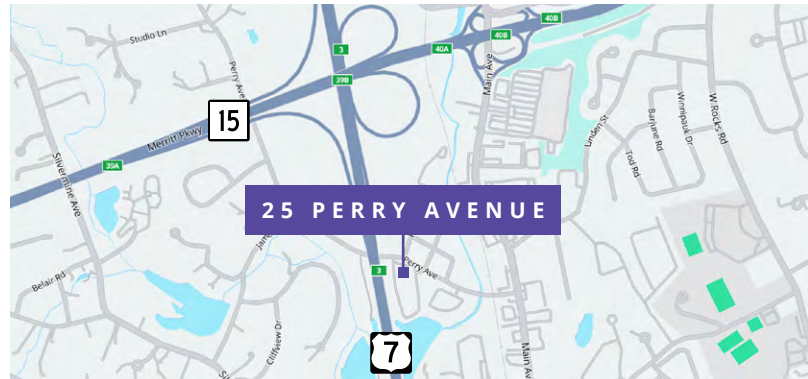
# Small Bay Warehouse Spaces for Lease

25 Perry Avenue, Norwalk, CT

**25 Perry Avenue** is a two-building industrial property comprised of a fully leased single-tenant 10,000 rsf building and a 49,680 rsf multi-tenant building offering.

## Property Description

Address	25 Perry Avenue, Norwalk CT
Lot Area	3 acres
Building Size	49,680 rsf
Ceiling Height	10' 9"
Zoning/Use	Industrial 1 (I-1)
HVAC	Yes
Column Spacing	20' by 37'
Water/Sewer	City of Norwalk
Gas & Electric	Eversource
Power	1600 amps/460 volts/ 3p3w heavy
Comments	Capital improvement campaign in place. Located in regulatory floodway.



## Unit F

Unit size	10,800 rsf
Office	± 750 rsf flex office to suite
Loading dock	1 loading dock
Power	400 amps / 120/208 volts / 3 phase
Delivery	Arranged

## Unit G

Unit size	2,310 rsf
Office	362 rsf
Loading dock	1 wide shared dock with leveler
Power	400 amps/ 120/208 volts / 3 phase
Delivery	Immediate

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