

20 CRESCENT STREET STAMFORD, CT



EAC Properties is pleased to exclusively present 20 Crescent Street, conveniently located in the Glenbrook section of Stamford Connecticut. This versatile 9,944 square foot industrial commercial warehouse offers a flexible open floor plan. The property features: one grade level drive-in rolling door, durable concrete floor and 20 surface parking spaces. The building comes equipped with 400 3-phase electrical service, three rooftop air handlers provide heating and cooling, and 2 ADA compliant bathrooms. The current configuration has three private offices encompassing 1,700 SF, and 7,799 SF of Industrial/Utility area with approximately 60 ft clear span and 11 ft of clear height.

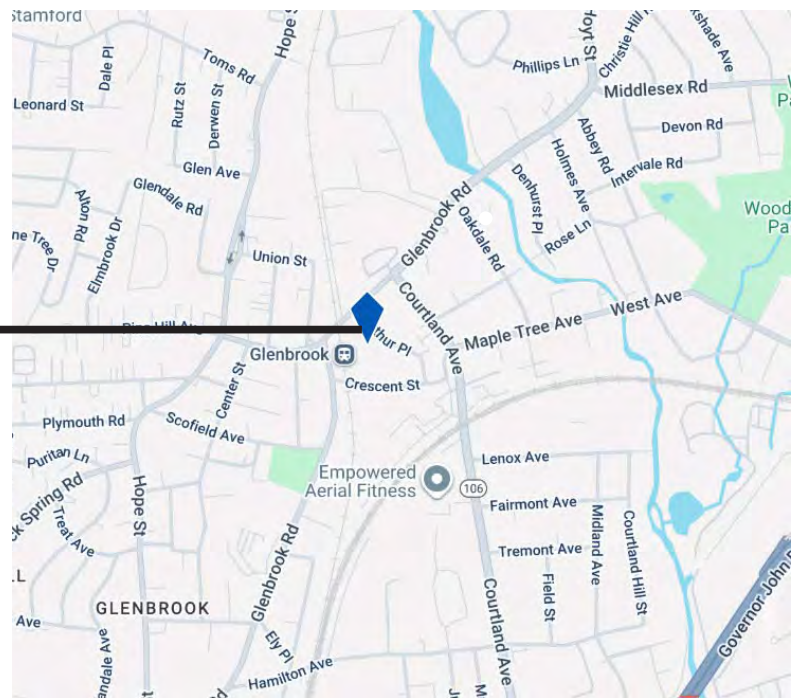
Located just steps from mass transit, and Interstate 95 this property serves as ideal base for companies seeking increased efficiency, flexibility and reach across Connecticut and the Tri-State region.

AVAILABLE:

- Flexible & open floor plan, 9,499 SF
- Owner Flexible on use and terms -

*Available Jan 1st 2026**

- Estimated NNN \$5.50
- Clear span of ~60' Clear height of 11'
- Grade level drive-in roll in door 12"x10'
- 400 3-phase electrical service
- Three rooftop air handlers provide Heating and Cooling
- Located just 1 mile from Interstate 95 and adjacent to Glenbrook railroad station
- 20.9 Miles from Westchester County Airport, 36 miles to the Port of New York and New Jersey.
- Easy access to New York metro markets and the Northeast corridor.



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DEMOGRAPHICS

Population:

2024: 139,134

Fairfield County: 965,140

Average Household Income:

2024: \$138,064

2028: \$164,300 (projected)

Average Disposable Income 2024:

2024: \$96,030

Fairfield County: \$108,789

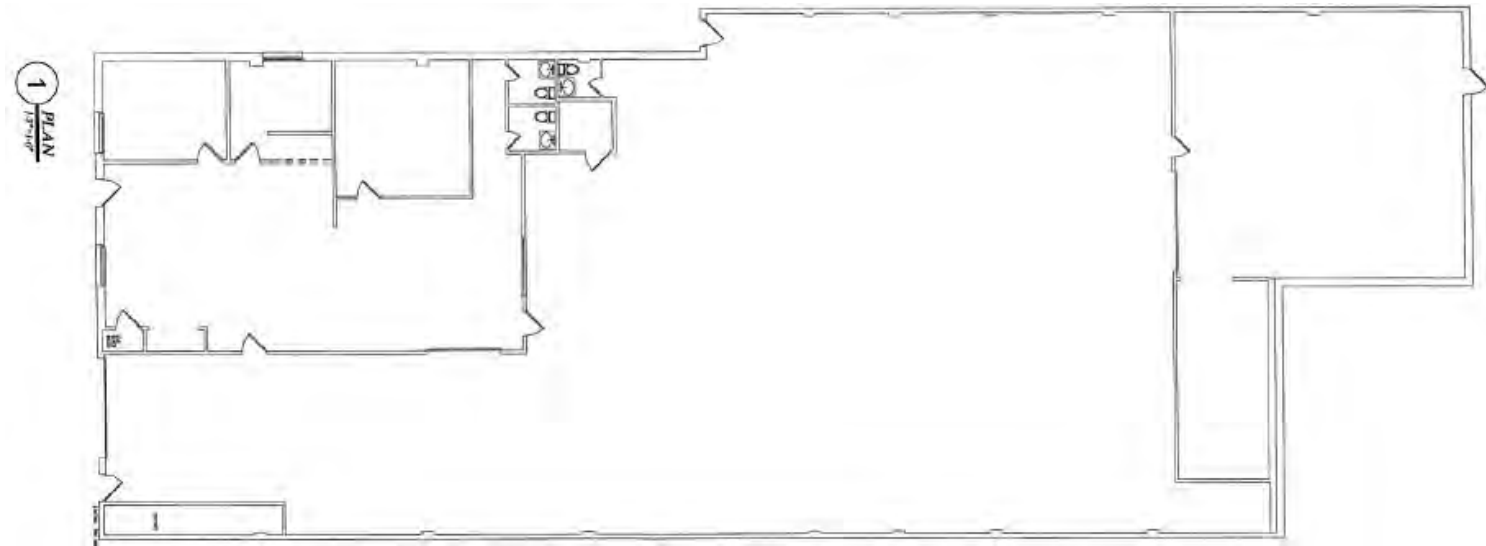
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