



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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Industrial Warehouse and Fleet Parking for Lease

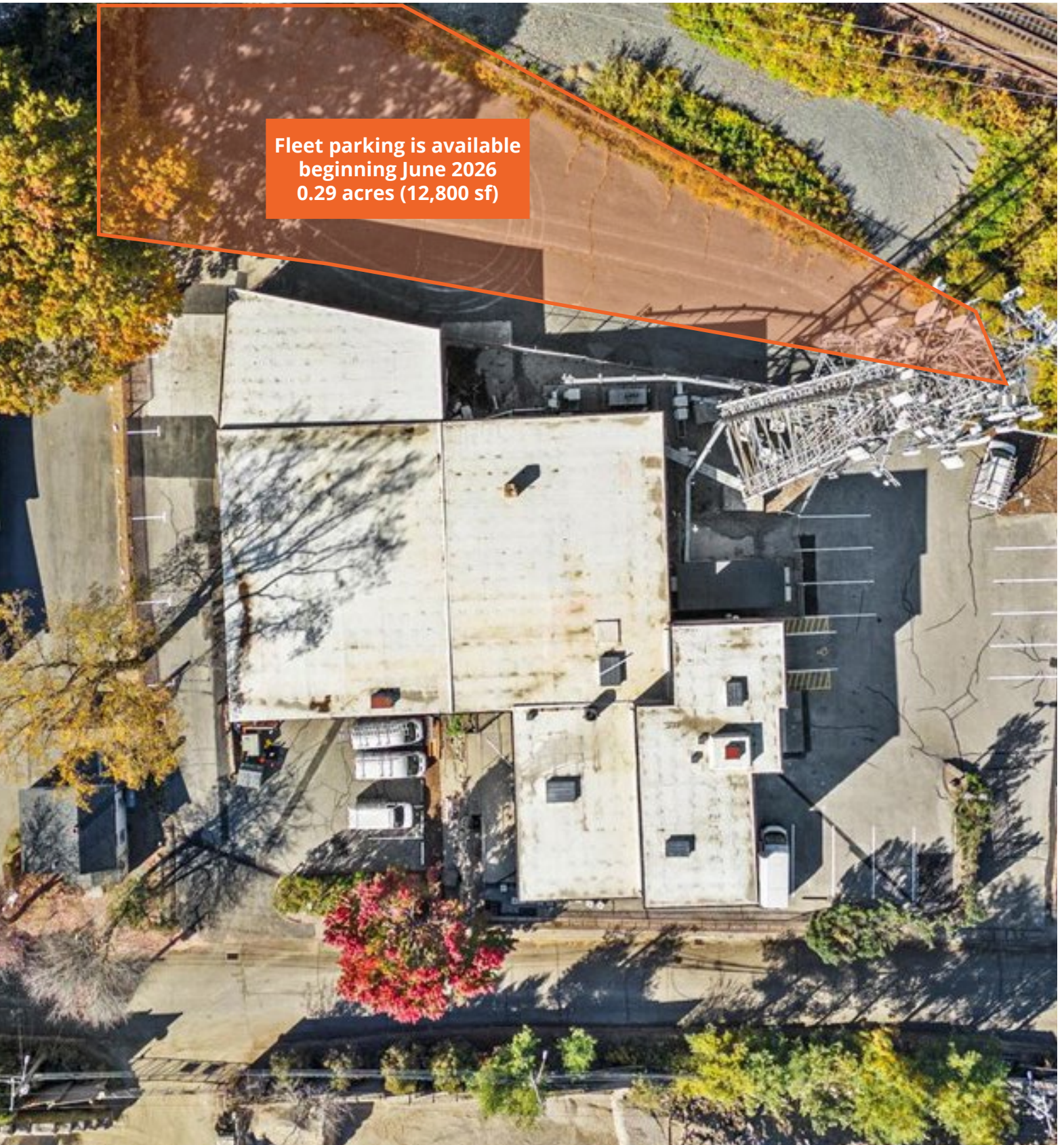
50 Rockland Road is a heavy industrial 22,975 SF building. Located 5 minutes from I-95. Recently renovated, the property offers 2 warehouse spaces: 1) 5,112 RSF and 2) 1,809 RSF.

***Note:** 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



Unit 200

Space Specifications

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

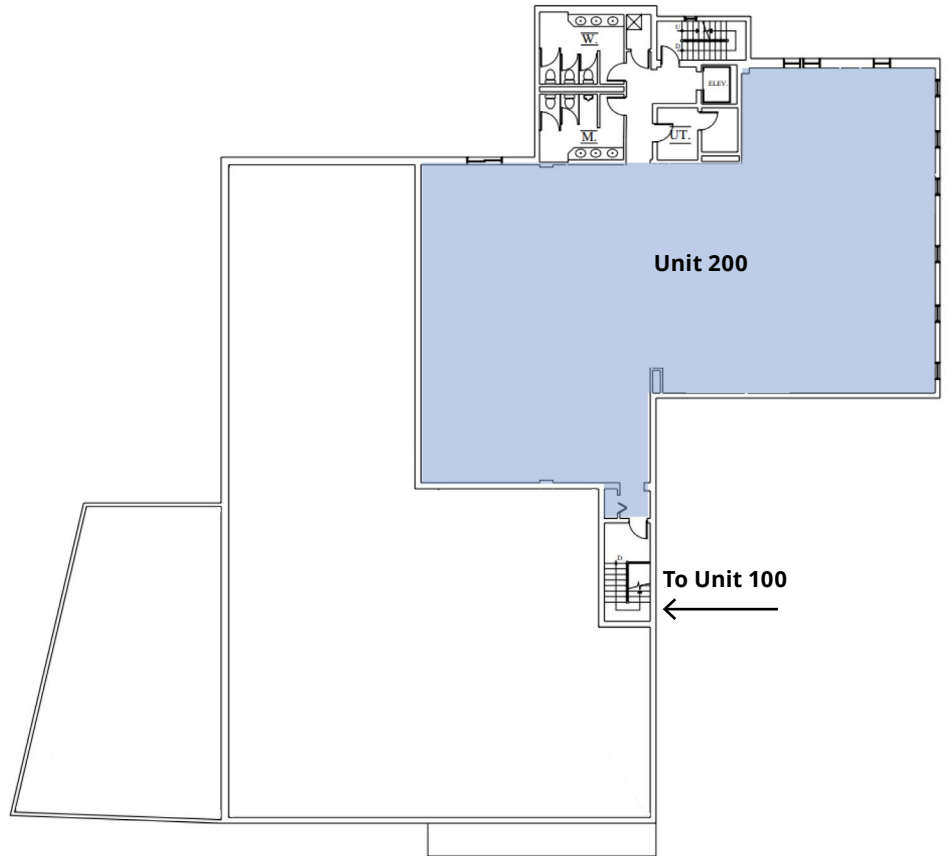
Expansion Can be combined with Unit 100 via stairs

Rate Upon request

Power 1600 amps / 3 phase

Ceiling Height 10'0"

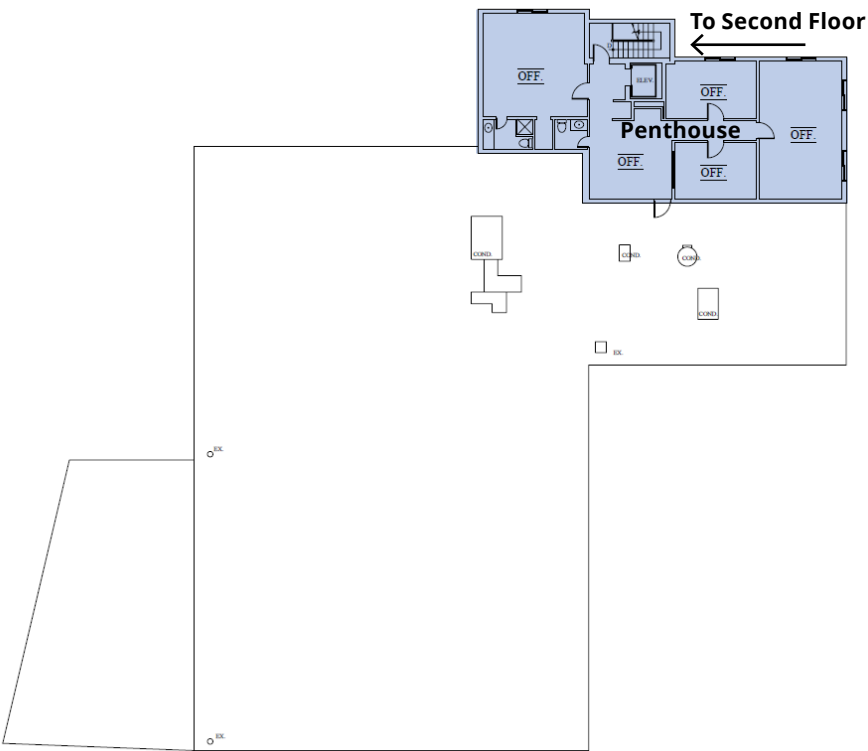
Available Immediate



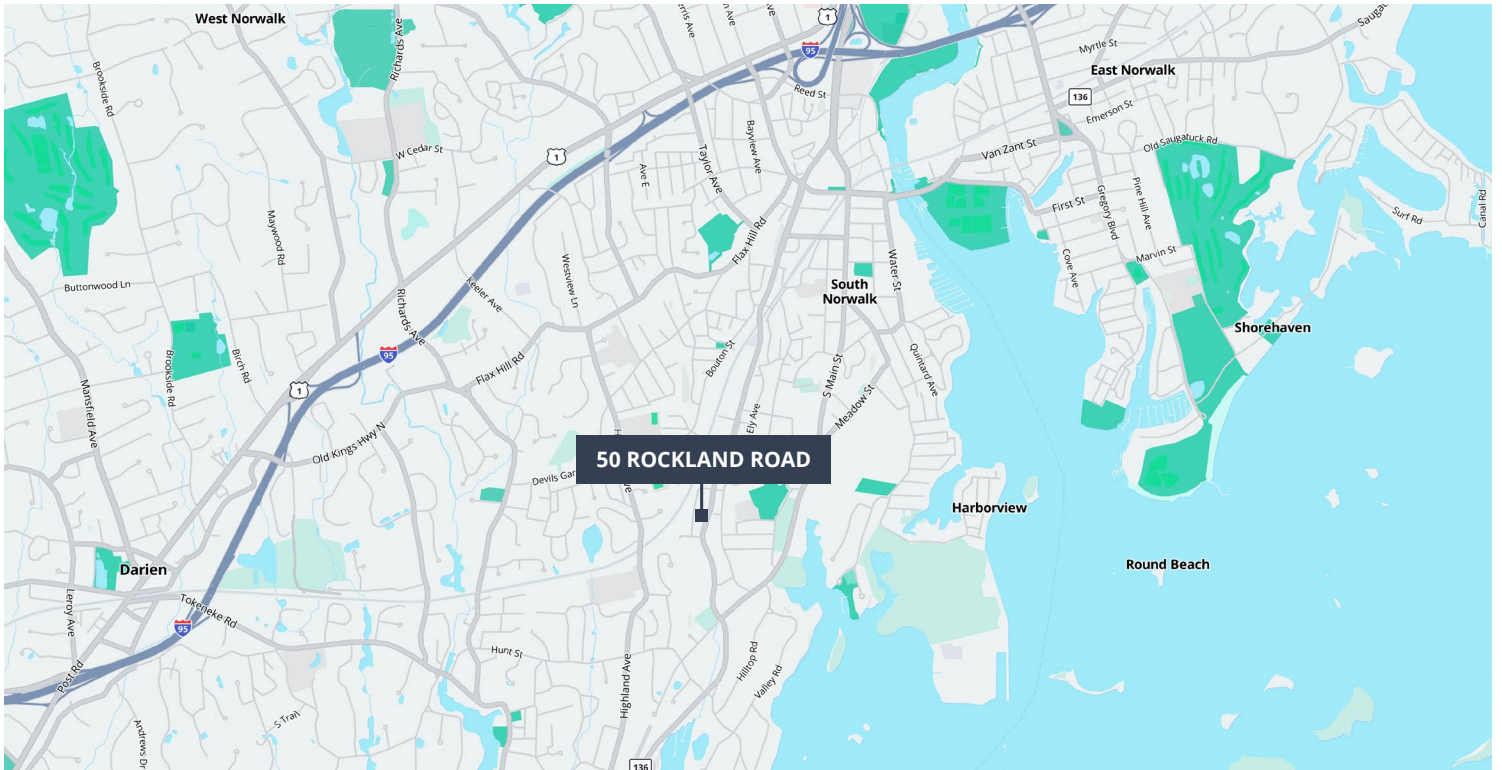
50 Rockland Road, Norwalk, CT

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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