

CRYSTAL
INDUSTRIAL
PARK

314 WILSON AVE, NORWALK, CT

Commercial Industrial Space for Lease- \$16.50 PSF

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Discover this sizable industrial space, newly renovated and ready for your business needs. Each unit is separately metered for HVAC, heat, and utilities, providing flexibility and efficiency. Ideal for warehousing, light manufacturing, retail, or commercial kitchens, this property also offers ample vehicle parking. All units are equipped with sprinkler systems. Additional features include an on-site property manager and maintenance crew. Available venue space for events or meetings. No environmental impact permitted.

Don't miss out on this versatile opportunity!

THE SITE

TOTAL SPACE AVAILABLE: 19,000 SF

TOTAL BUILDING SIZE: 63,000 SF

LAND: 5.8 Acres

ZONING: Industrial 2

TENANCY: Multiple

UTILITIES

WATER:

SEWER

A/C & HEATING: FORCED AIR & NATURAL GAS

2400 AMP/440 SERVICE

FEATURES

LOADING DOCKS

DRIVE IN DOORS

FULLY SPRINKLERED



SUITE D

- 7000 SF
- WAREHOUSE AND OFFICE
- DRIVE-IN DOOR
- 13' TO BOTTOM OF JOIST
- HEATING/ AC IN OFFICE & WAREHOUSE
- CAN COMBINED WITH SUITE D&D2

314 WILSON AVE INDUSTRIAL PARK



SUITE D2

- 3400 SF
- WAREHOUSE MANUFACTURING
- LOADING DOCK
- 13' TO BOTTOM OF JOIST
- HEATING ONLY
- CAN COMBINED WITH SUITE D&E
- OFFICE SPACE AVAILABLE



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SUITE E

- 8820 SF
- WAREHOUSE - MANUFACTURING
- DRIVE-IN DOOR
- 13' TO BOTTOM OF JOIST
- HEATING/ AC IN WAREHOUSE/OFFICE
- CAN COMBINED WITH SUITE D&D2
- OFFICE SPACE AVAILABLE

314 WILSON AVE INDUSTRIAL PARK



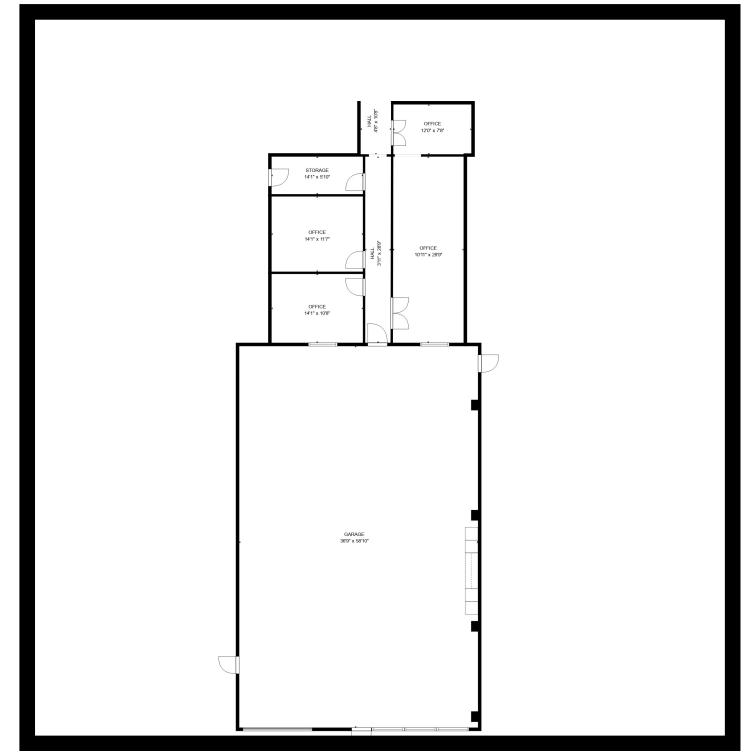
SUITE J

- 2280 SF
- WAREHOUSE AND OFFICE
- DRIVE-IN DOOR
- 13' TO BOTTOM OF JOIST
- HEATING/ AC IN OFFICE/WAREHOUSE
- CAN COMBINED WITH SUITE E,D2&D
- OFFICE SPACE AVAILABLE



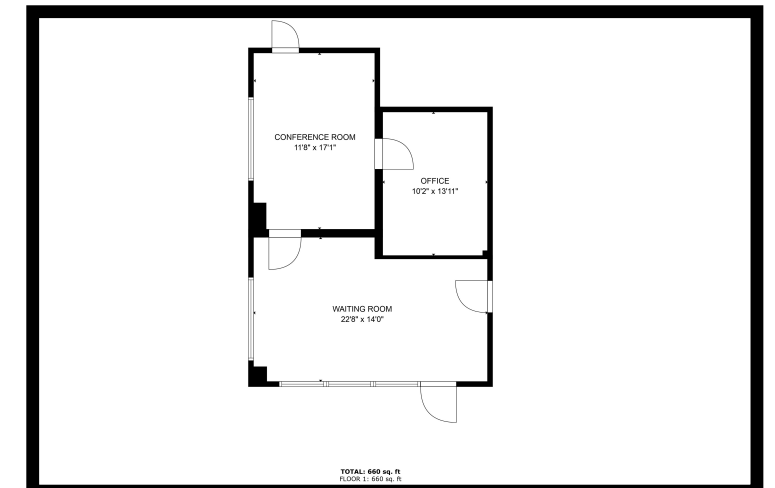
314 WILSON AVE INDUSTRIAL PARK





SUITE E OFFICES

• 933 SF • HEATING/AC • NEWLY RENOVATED



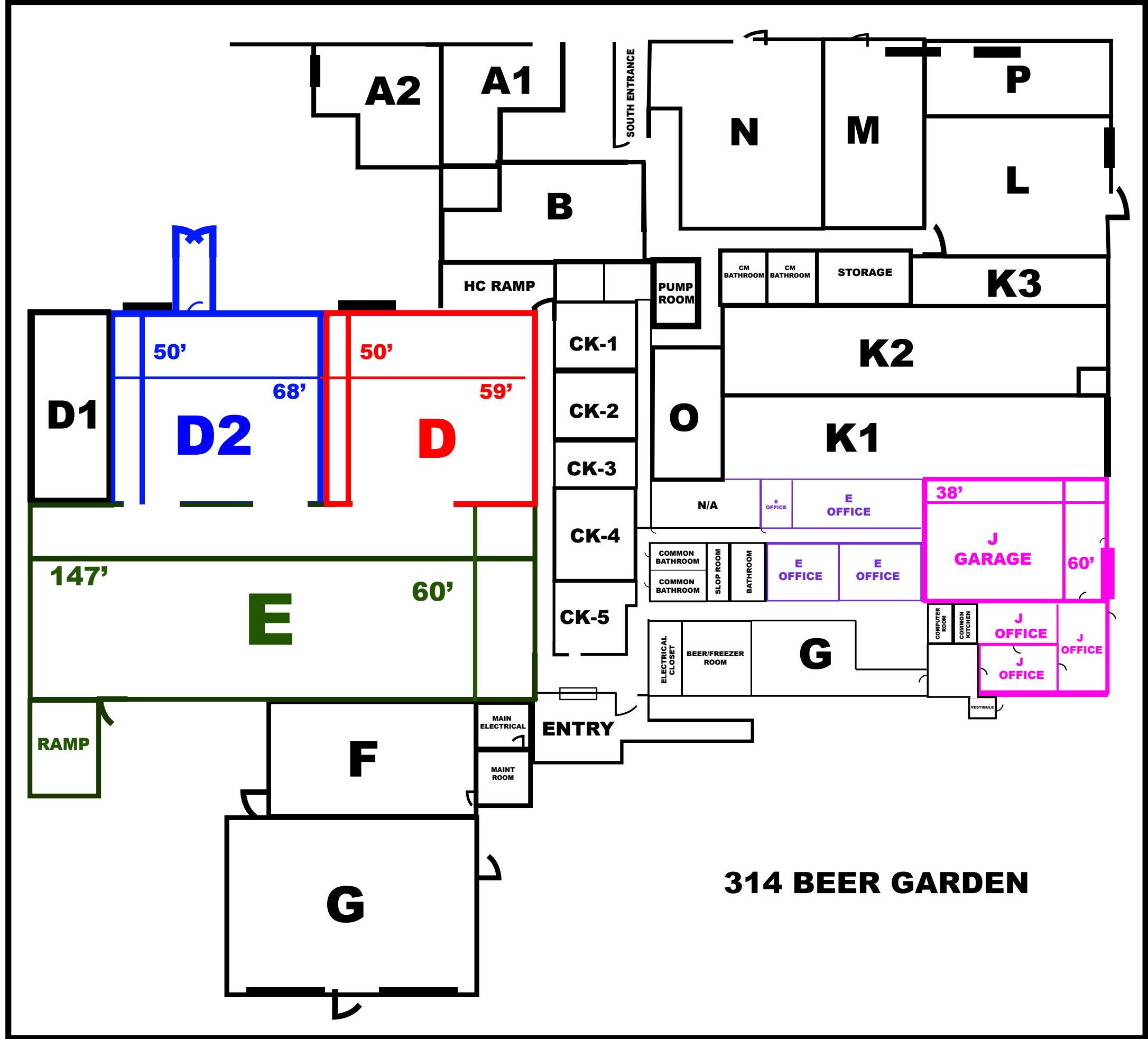
SUITE J OFFICES

• 660 SF • HEATING/AC • NEWLY RENOVATED





SPACES FOR LEASE:
D - 50'X59'=2950SF
D2 - 50'X68'=3400SF
E - 60'X147'=8820SF
J - 60'X38'=2280SF
J OFFICE - 660 SF
E OFFICE - 933 SF



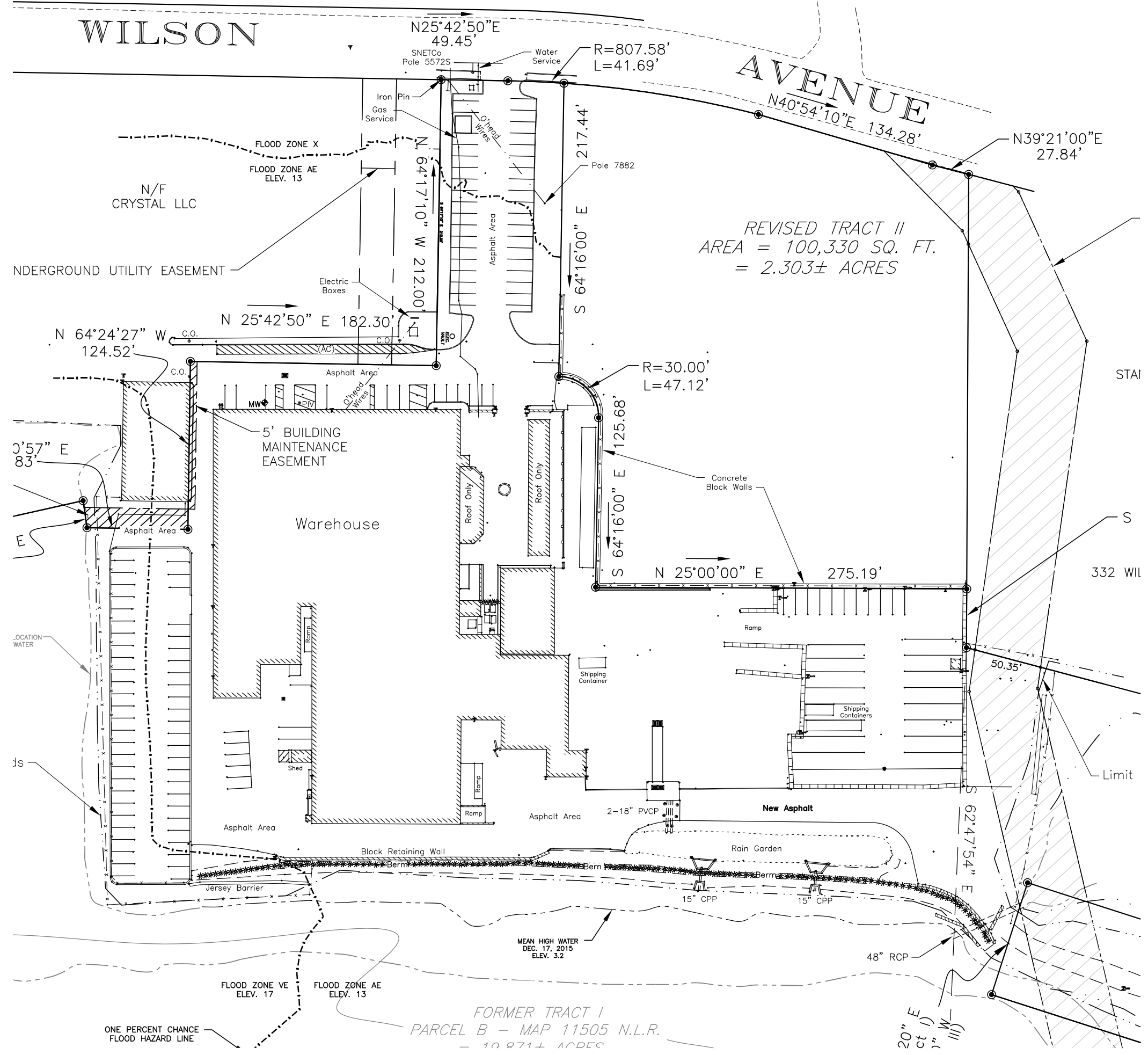
314 BEER GARDEN

NTS

WILSON

AVENUE

REVISED TRACT II
AREA = 100,330 SQ. FT.
= 2.303± ACRES



ONE PERCENT CHANCE FLOOD HAZARD LINE

FORMER TRACT I
PARCEL B - MAP 11505 N.L.R.
- 10,871± ACRES

