

# FOR LEASE

Flex / Office

Individual Units  
Available

± 4,000 SF



48 Union Street, Stamford, CT

For additional information or to request a showing please contact the Exclusive Agent  
David Flayhan: 203-307-0785 ext .1      Cell: 203-858-2437

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# MORE DETAILS

## Property Highlights:

- **Space Available:** 4,000 SF in total
  - **Unit 4A:** 4,000 SF
- **Building Size:** 82,000 SF
- **Land:** 3.64 acres
- **Construction:** Block / Steel
- **Number of Floors:** 2
- **Loading:** 2 shared loading docks and 1 drive-In door
- **Utilities:** Electric, Water and Sewer all included in rental rate
- **Parking:** Abundant
- **Zoning:** ML (light industrial)
- **Occupancy:** Immediately
- **Price:** Negotiable

## Building Comments:

- Access to I-95, Exit 9
- 2 blocks away from Glenbrook Railroad Station
- Fully sprinklered building
- All-inclusive pricing

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[www.colonialrealty.net](http://www.colonialrealty.net)

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