

Stamford | CT
351 Courtland Ave

Industrial/Warehouse Space - Drive in Access, Utilities Included

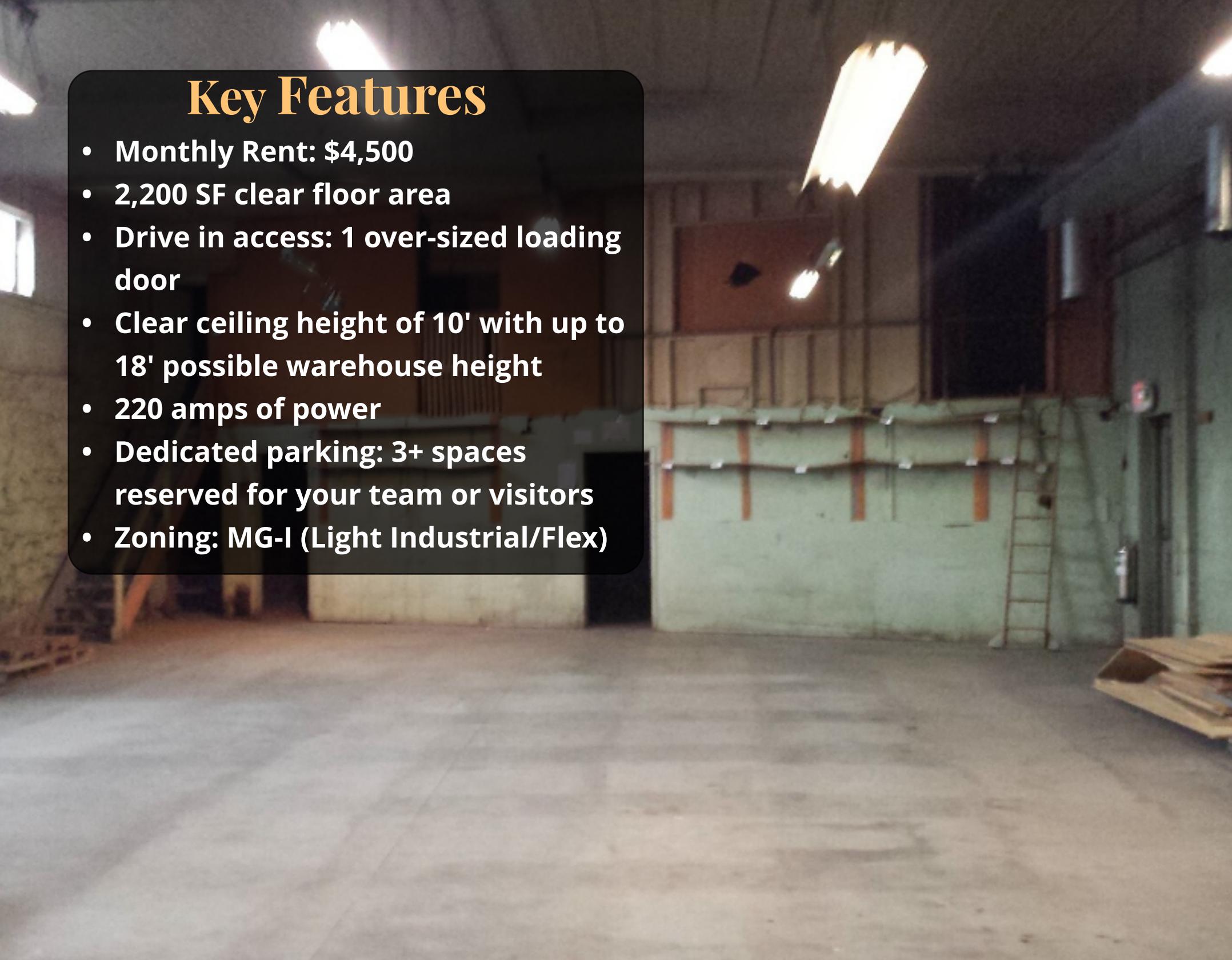


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PRICE: \$4,500/Monthly

Key Features

- Monthly Rent: \$4,500
- 2,200 SF clear floor area
- Drive in access: 1 over-sized loading door
- Clear ceiling height of 10' with up to 18' possible warehouse height
- 220 amps of power
- Dedicated parking: 3+ spaces reserved for your team or visitors
- Zoning: MG-I (Light Industrial/Flex)



Location Overview

- Excellent transportation access: walking distance to commuter rail, with region-wide connectivity to NYC, Westchester, and Fairfield County.
- Strong local demographics
- A setting suited for industrial/flex users: Glenbrook is identified as the sub-market in Stamford with the most concentrated industrial/warehouse listings.



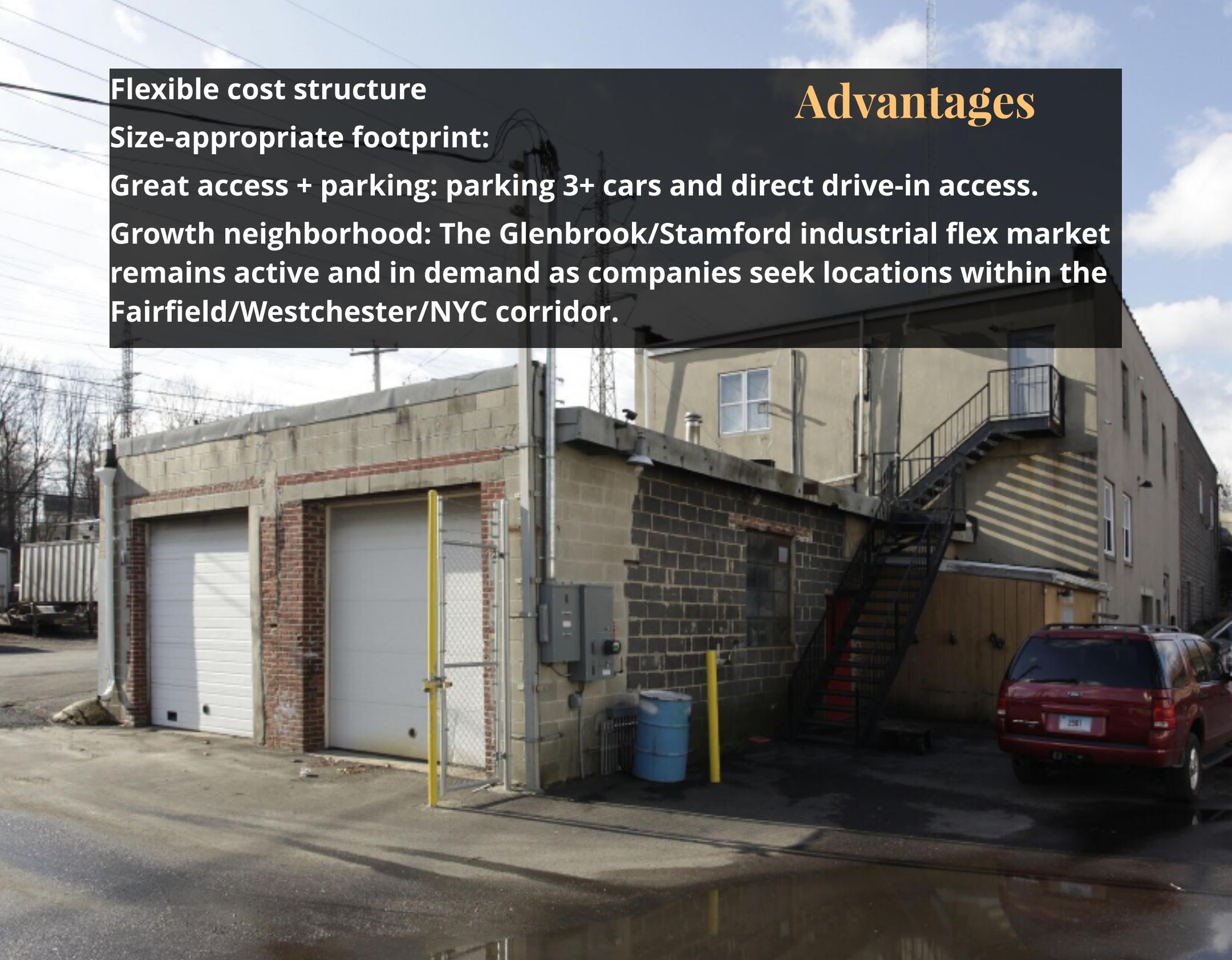
Flexible cost structure

Size-appropriate footprint:

Great access + parking: parking 3+ cars and direct drive-in access.

Growth neighborhood: The Glenbrook/Stamford industrial flex market remains active and in demand as companies seek locations within the Fairfield/Westchester/NYC corridor.

Advantages





Users

- **Contractors & trade companies - needing drive-in access**
- **Distributors or last-mile logistics operators - compact warehouse size keeps costs manageable while still offering direct access**
- **Light industrial/assembly users -**
- **Storage/fulfillment users - small to mid sized inventory operators or e-commerce support companies who value convenient location**

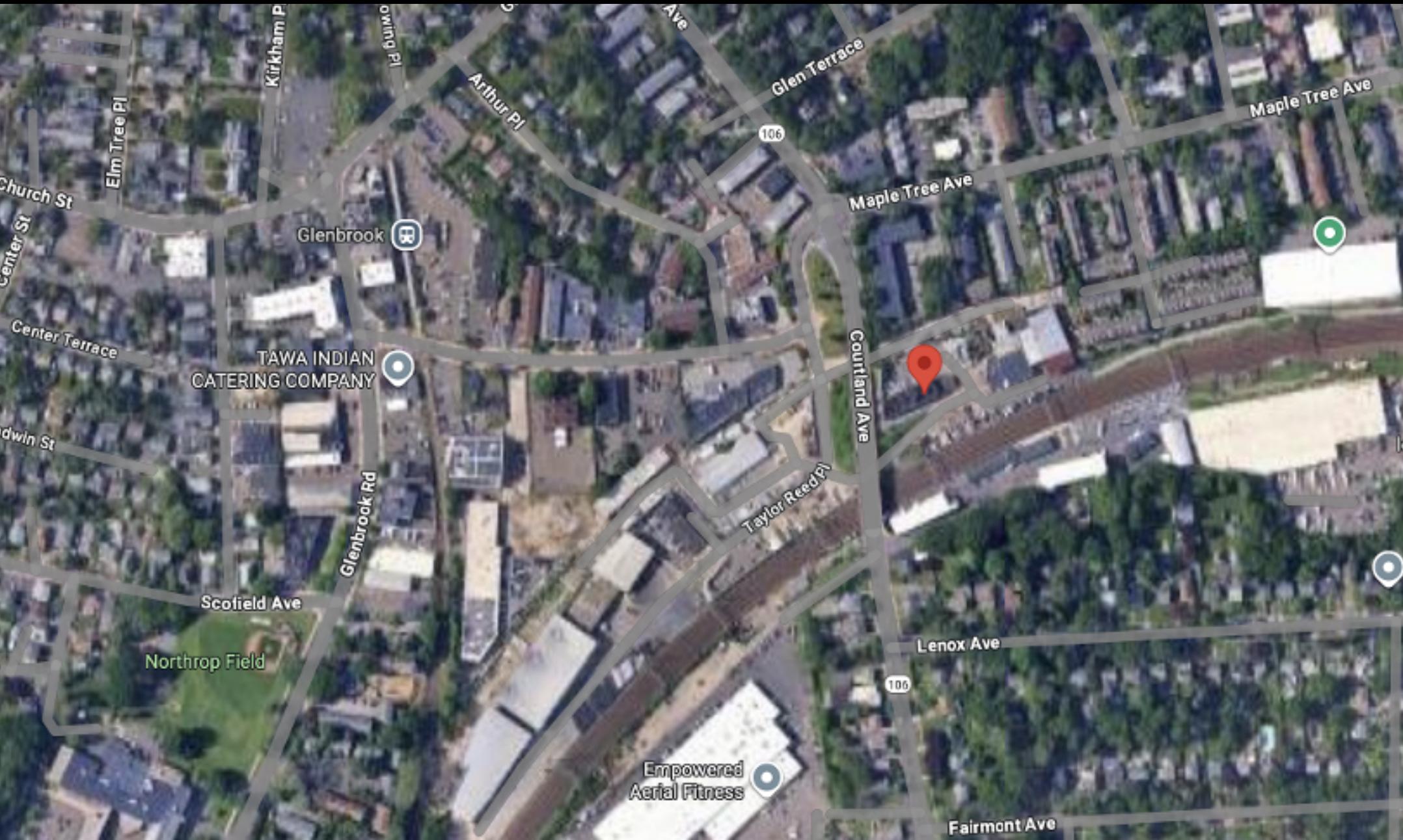
Property Overview

Christie's International Real Estate - Commercial Division is pleased to present a rare leasing opportunity at 351 Courtland Ave., Stamford, Ct 06906, located in the heart of the Glenbrook industrial/flex sub-market of Stamford. Positioned approximately 0.04 miles (6 minute walk) from the Glenbrook Station on the Metro North New Haven Line, and just minutes from I-95, this is +/- 2,200 SF warehouse space blends functional efficiency with superior convenience.

Nationally, industrial real estate remains resilient. The U.S industrial new absorption reached 45.1 million SF in Q3 2025 - up 30% quarter over quarter. Smaller-bay industrial spaces (under 100,000 sf) continue to be the tightest performing segment, with vacancy below national averages.

LOCATION

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Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

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