

# 482 GLENBROOK RD STAMFORD, CT



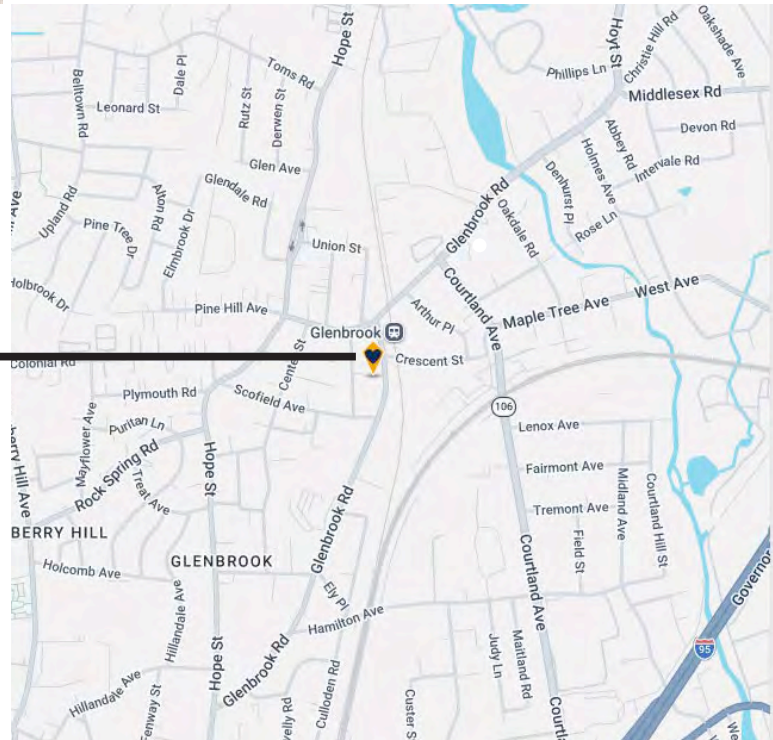
EAC Properties as exclusive broker presents 482 Glenbrook Road in Stamford Connecticut. This modern, single-story industrial/warehouse building built in 1960 offers an 8,000 SF warehouse/showroom, accessible through dedicated door or via shared lobby and two exclusive loading dock doors. This multi-tenanted building combines strong access with updated 2015 renovations and competitive NNN/Base rent economics..

With 14' clear height, two 4' loading docks, wet sprinklers, natural gas heat, air-conditioned office, and on-grade floors, the spaces are well suited for distribution, light industrial, and flex users. Located on 0.43± acres between I-95 and Route 15 and within walking distance of the Glenbrook Train Station.

Inquire for pricing.

## AVAILABLE:

- Flexible & open floor plan, 8,000 SF on .43 acres
- Owner Flexible on use and terms, Estimated NNN \$5.50
- Gas - Natural, Heating - Lighting / City Water & Sewer
- 20 Surface Spaces - 1.00/1,000 SF
- 14' Clear Height
- 2 4' Drive In Dock Doors; 1 fixed and 1 leveling
- 400 3-phase electrical service / Cat 5 Throughout
- Several Mini splits & Rooftop Air handler
- Located just 1 mile from Interstate 95
- 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.
- Tenant List: We Recycle Computers Inc & Sabah Shoes



## 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

## CONTACT

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