

37 DANBURY ROAD WILTON, CT 06897



Prime Flex Space on the Wilton/Norwalk Line for Lease at \$16/SF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer a 3,675 SF space in the Wilton Sportsplex at **37 Danbury Road in South Wilton, CT**, for lease at \$16/SF NNN. This availability is located at the right side of the front of the 26,500 SF one-story building, and accessible through the visible main entrance with an awning.

A sports/health tenant would find the space advantageous at this popular destination for fitness and sports-specific training, as would a company requiring clean, newly built out offices plus warehouse space. The clear span warehouse portion measures 24' by 78', and features a 16' foot ceiling height. An overhead door can be added if required. The office portion opens to a large reception/administrative area and includes two offices, a conference room or large third office, and a storage room. The dropped ceilings in the office portion are 12'. Amenities include a wet sprinkler system and full HVAC. Additionally, there is an accessible common area, which includes a large kitchenette and break room, two common multi-stall restrooms, and a private handicap-accessible restroom.

There is abundant parking, with 50 shared spaces on the 3.49-acre site. The property is in a General Business (GB Zone) which permits a wide variety of uses. The Wilton Sportsplex is located on Route 7, which connects to the Merritt Parkway and I-95. It is behind a bustling retail destination with national and local retailers, including Dunkin', Jersey Mike's Subs, and Cooks Nook. It is across the street from the Wilton Corporate Park and steps from the Gateway Shopping Center with Michael's, TJ Maxx, Boston Market, and Outback Steakhouse.

For more information, please contact Eva Kornreich, Vice President, Angel Commercial, LLC, at (203) 335-6600, Ext. 23.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Financial Information

Lease Rate:	\$16/SF NNN
NNN Costs:	\$5.90/SF (2023)

The Site

Space Available:	3,675 SF
Building Type:	Flex
Total Building Size:	26,500 SF
Land:	3.49 Acres
Zoning:	General Business (GB)
Year Built:	1977
Construction:	Concrete / Cinder Block
Stories:	One
Tenancy:	Multiple

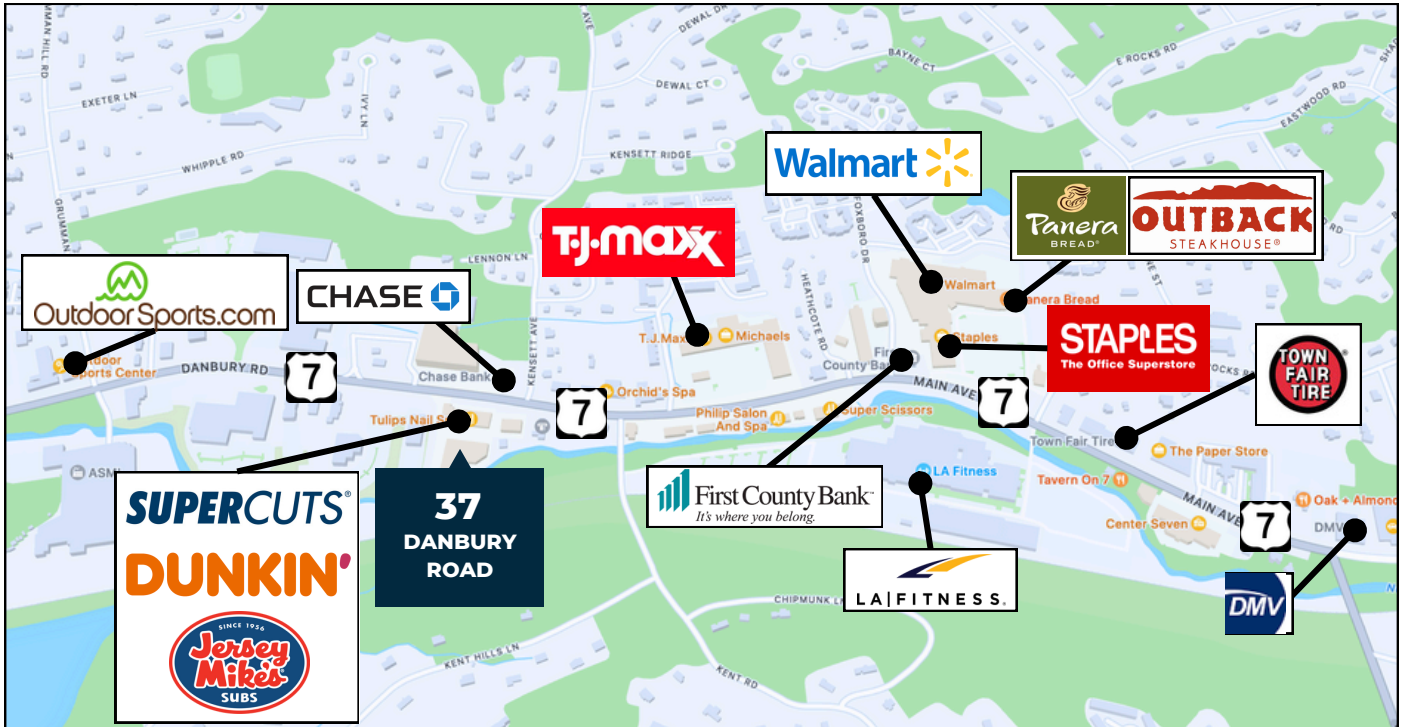
Features

Parking:	50 Shared Parking Spaces
Ceiling Height:	16' in Warehouse (12' Dropped Ceiling in Office)
Amenities:	Common Area with Kitchenette/Break Area and Three Restrooms (One Handicap Accessible), Signage, Wet Sprinkler System, Overhead Door Can Be Added If Required

Utilities

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

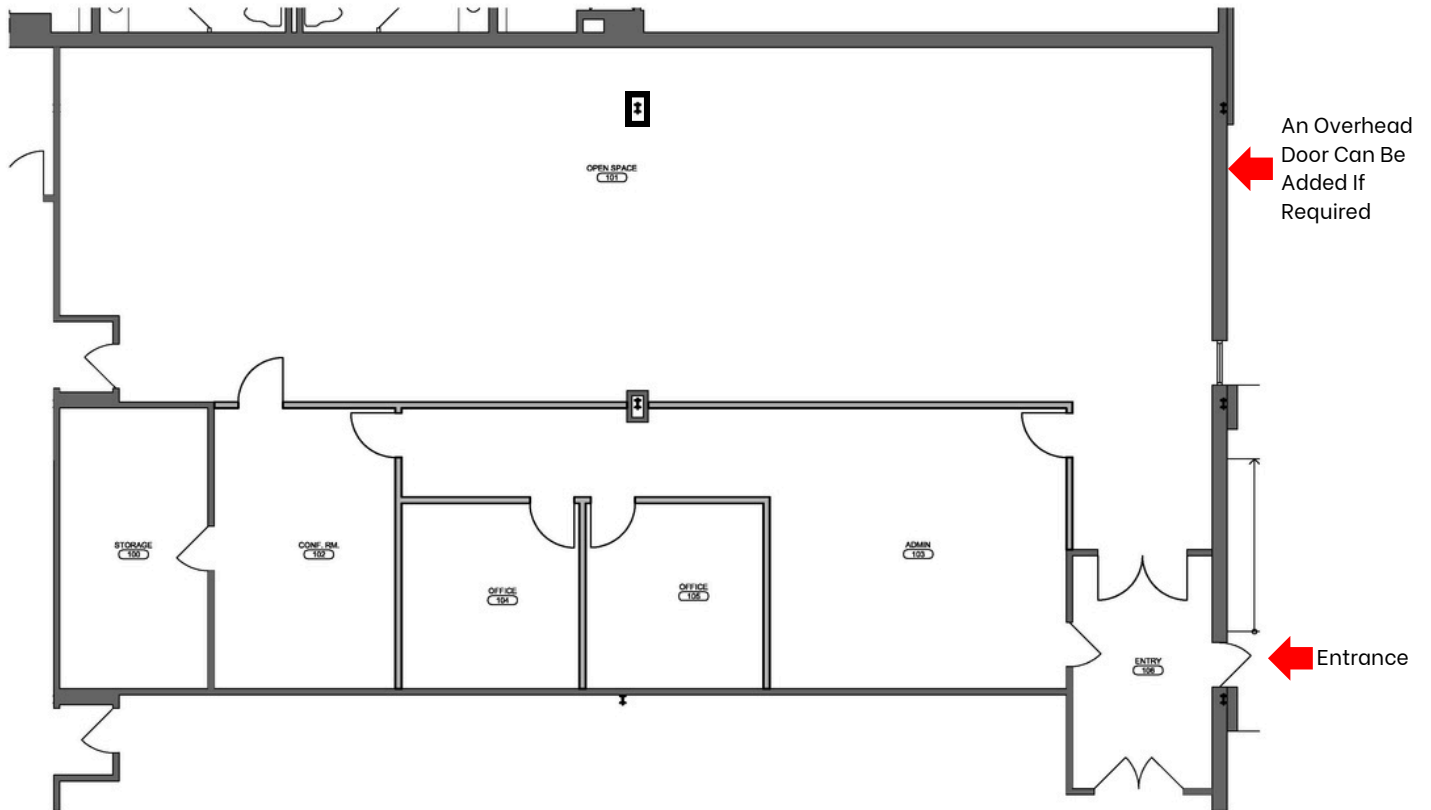
Demographics	One Mile	Three Miles	Five Miles
Population:	17.1k	87.1k	180k
Median HH Income:	\$158k	\$131k	\$132k



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Floor Plan: 3,675 SF



ROGERS
MFCAGG
ARCHITECTS/PLANNERS
INTERIOR DESIGNERS

TENANT A
37 DANBURY ROAD WILTON CT
12.12.2023

WILSON PROPERTIES

SCALE: 1/8" = 1'-0"

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NOT TO SCALE

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