

**666** MAIN AVENUE  
NORWALK, CT  
06851



## Storage Space at Norwalk/Wilton Line for Lease at \$12/SF Full Service Gross

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is offering **3,000 SF** of affordable storage space for lease on the lower level of **Town Line Center**, a well-maintained mixed-use property located at **666 Main Street in Norwalk, Connecticut**. The space is available at **\$12/SF Full Service Gross**.

This lower-level unit offers a functional storage solution in a prime Norwalk location. The space is fully climate-controlled, dry, and equipped with a sprinkler system. Drive-up access is available through doors at both ends of a rear hallway, which lead directly to the stairwell entrance to the unit.

Town Line Center is located at the signalized intersection of Main Avenue and Foxboro Drive along the convenient Route 7 corridor, near the Wilton border. The property is easily accessible to both I-95 and the Merritt Parkway.

Built in 1989, the center spans approximately 56,000 SF on a 2-acre lot and is zoned CD-3C (General Urban Corridor Community District), allowing for a variety of commercial uses. The building is equipped with modern amenities, including LED lighting and updated HVAC systems installed in 2018.

This is a great opportunity for businesses needing storage in a central, secure, and accessible location.

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:** \$12/SF Full Service Gross

## THE SITE

**Space Available:** 3,000 SF

**Building Size:** 56,000 SF

**Land:** 2 Acres

**Zoning:** General Urban Corridor  
Community District (CD-3C)

**Year Built:** 1989

**Construction:** Brick Veneer

**Stories:** Two Plus Lower Level

**Floor:** Lower Level

**Tenancy:** Multiple

## FEATURES

**Traffic Count:** 29,155 Average Daily Volume

**Parking:** Abundant

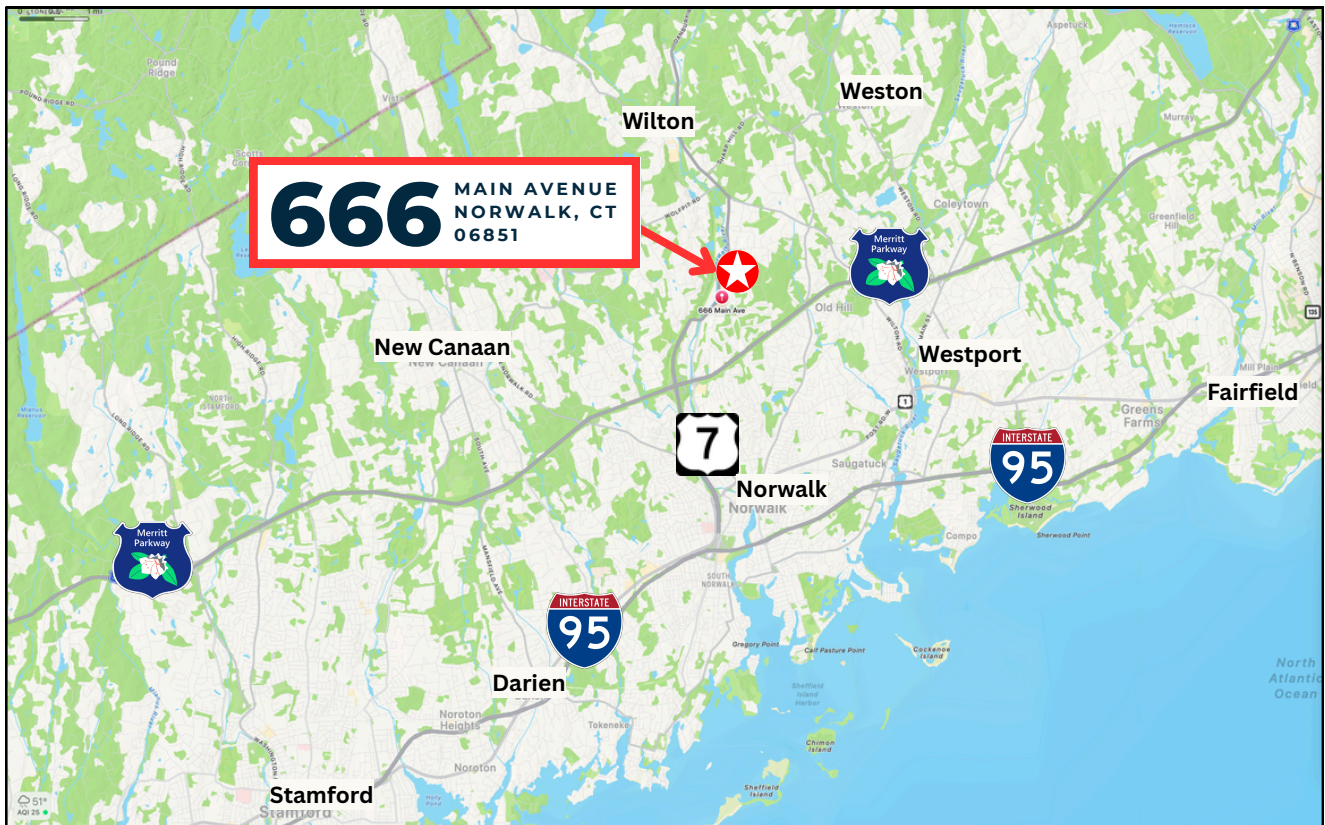
**Amenities:** Prominent Poly Signage, Sprinkler  
system, Humidity Control System

## UTILITIES

**Water/Sewer:** City/City

**A/C:** Central Air Conditioning

**Heating:** Gas



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## PHOTO GALLERY

DRIVE-UP ACCESS DOOR



PARTIAL VIEW OF SPACE



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