

35 LARKIN ST

STAMFORD | CONNECTICUT



For Sale

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FOR OM NDA**

35 Larkin Street Stamford, CT

The facility located in Research Park, approximately 1.25 miles from I-95 exit 9 and 8 minutes from downtown Stamford. Located in Fairfield County, the property offers easy accessibility to Connecticut and New York State Highways. This strategic infill location will provide any business or investor a regional hub with convenient access to the Metro Market.

Key Highlights

- Single occupier
- NNN lease
- Opportunity to unlock market value
- Ability to mark-to-market the asset
- Infill location
- Strong market fundamentals

35 Larkin Street

Property Overview

35 Larkin Street is an industrial flex building totaling $\pm 36,000$ SF. It is a two-story building with a 14-foot clear ceiling height on the first floor, which was constructed in 1952 using masonry and steel construction. The entire parcel includes 0.77 acres ($\pm 33,490$ SF) in the Research Drive industrial park – one of the few areas of Stamford allowing industrial uses. The property is located approximately 1.25 miles from the I-95 exit 9, servicing the Connecticut and New York metro market.

Building Type	Warehouse/Flex
Zoning	M-G (General industrial)
Gross Area	$\pm 36,000$ SF
Warehouse	$\pm 26,250$ SF
Finished Office & Showroom	$\pm 9,750$ SF
Column Spacing	25' – 20'
Stories	Two
Parking	25 parking spaces
Clear Height	1st floor: 14' slab to slab 2nd floor: 10' slab to slab
Year Building	1952
Occupancy	One tenant
Loading	2 Loading docks – 1 electric conveyor to 2 nd floor



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