

Site Work  
Commenced



# For Lease

## New Construction – State of the Art Industrial Development Delivering Summer 2020

### Building specifications

Total Square Footage:	45,078 sq. ft.
Office:	To Suit
Acres:	2.30
Ceiling Heights:	32' Clear
Construction:	Steel superstructure with insulated metal panel walls (R-22.8 continuous value) and standing seam metal roof (R-31 value); 8" reinforced concrete floor
Column Spacing:	90' on center by 30'
Loading:	Four (4) 11.5'W x 10'H dock high loading doors with levelers; punch-outs for nine (9) 10'W x 14'H drive-in doors
Sprinkler:	100% Wet System; ESFR Upgrade Available
HVAC:	10-ton, natural gas fired Carrier units
Lighting:	LED; skylights are planned for install
Power:	400amp, 208V, 3-Phase
Parking:	91 car parks

## **+/- 45,078 SF**

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Norwalk, CT

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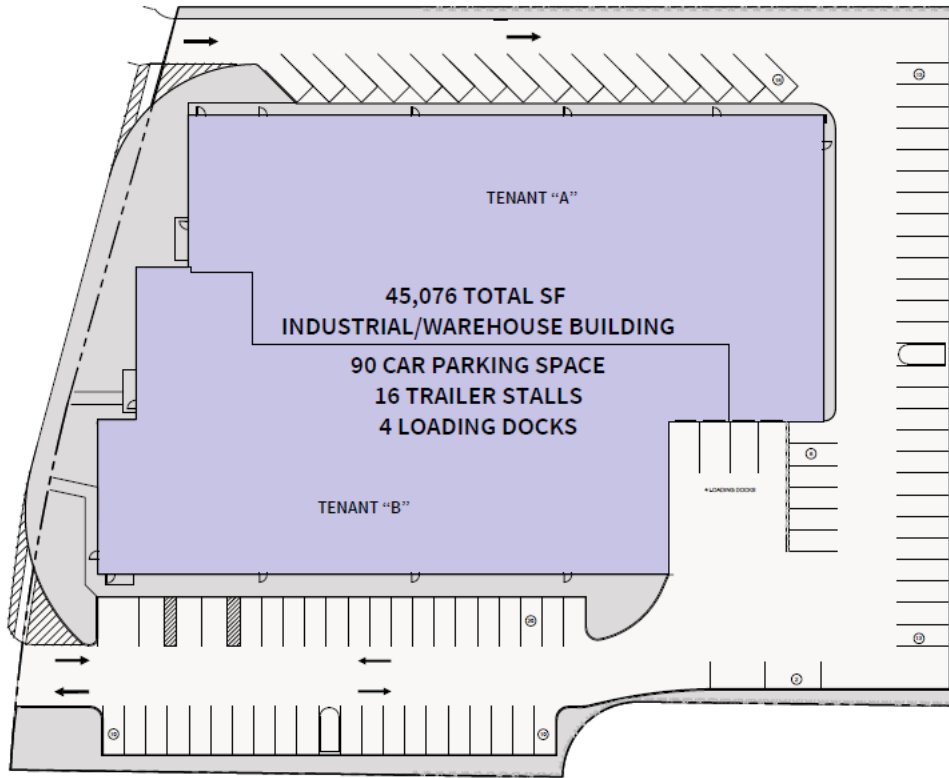
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## Leasing Options:



## Location:

Ideally located less than 2 miles from I-95 in highly desirable lower Fairfield County. This state-of-the-art new industrial development will deliver the most efficient, functional industrial space to the Fairfield County market in many years. The site also has the potential for attractive Enterprise Zone benefits.

