

85 WATER STREET

SOUTH NORWALK, CT



| USE | SIZE | FRONTAGE | RENT PSF | AVAILABLE |
|----------------------|------------------------------|----------|-------------|-------------|
| RETAIL FITNESS, FLEX | 40,000 +/- SF (DIVISIBLE) | 160 FT | \$25.00 NNN | IMMEDIATELY |

DESCRIPTION: Extraordinary opportunity for rare 40,000 +/- SF big box in the heart of South Norwalk. 160 feet of prominent frontage on Water Street and 152 feet of frontage on Elizabeth Street. The space features 20+ ft ceilings in the main corner, exposed masonry interior walls, and access to loading dock. Building co-tenants include West Marine and SoNo Baking Company. Landlord Work Letter and TIA available for a credit tenant with a long term lease. May be subdivided.

The building is located within walking distance to hundreds of new apartments, popular Washington Street shops & restaurants, and the new 700,000 SF SoNo Collection shopping mall. Easy access to the MetroNorth train station, I-95 and Rt 7.

EXCLUSIVE AGENT:

Sean Grathwohl

203.349.5005 | sean@davidadamrealty.com



57 Wilton Road, Westport, CT 06880 | Phone 203.221.8148 | Fax 203.341.7494 | www.davidadamrealty.com

The information above has been obtained from sources believed to be reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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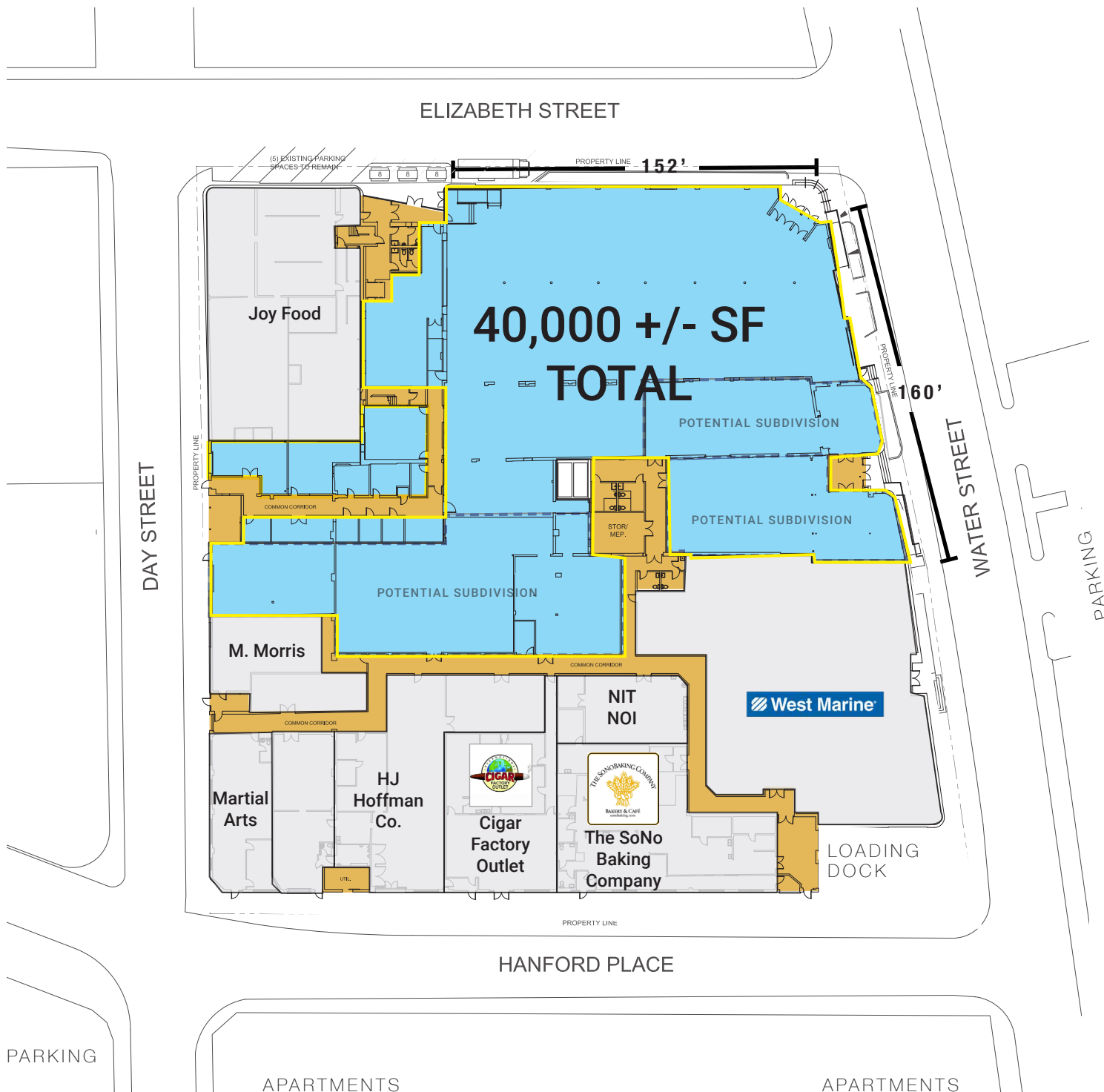
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