

1809 Black Rock Turnpike, Fairfield, CT 06825

Office Space Available for Lease: \$23.00/SF Gross + Electric



Second Floor Office Space: 2,400 RSF of bright office space available in this 6,080 SF building on Black Rock Turnpike. Ideal for professional use. Corner location at traffic light with superb visibility. Covered parking available. Conveniently located to restaurants and shopping. Easy access to Merritt Parkway (Route 15), Exit 44 and I-95, Exit 24.

The Site

Space Available:	2,400 RSF
Total Building Size:	6,080 SF
Land:	0.32 acres
Zoning:	DCD - Design Commercial District
Year Built:	1988
Stories:	Two
Tenancy:	Multiple
Floor:	Second

The Location

Highway:	Close to Merritt Parkway (Route 15), Exit 44 & I-95, Exit 24
Shopping:	Walking distance to restaurants and shopping
Public Transportation	1.6 miles to new Fairfield Metro Railroad Station, on GBTA bus line

The Space

Space Available:	2,400 RSF
Available:	Immediately
Floor(s):	Second

Features

Parking:	Ample spaces with covered parking available
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Utilities

Water/Sewer:	City/City
Heating:	Central Air Conditioning
Power:	Gas

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.

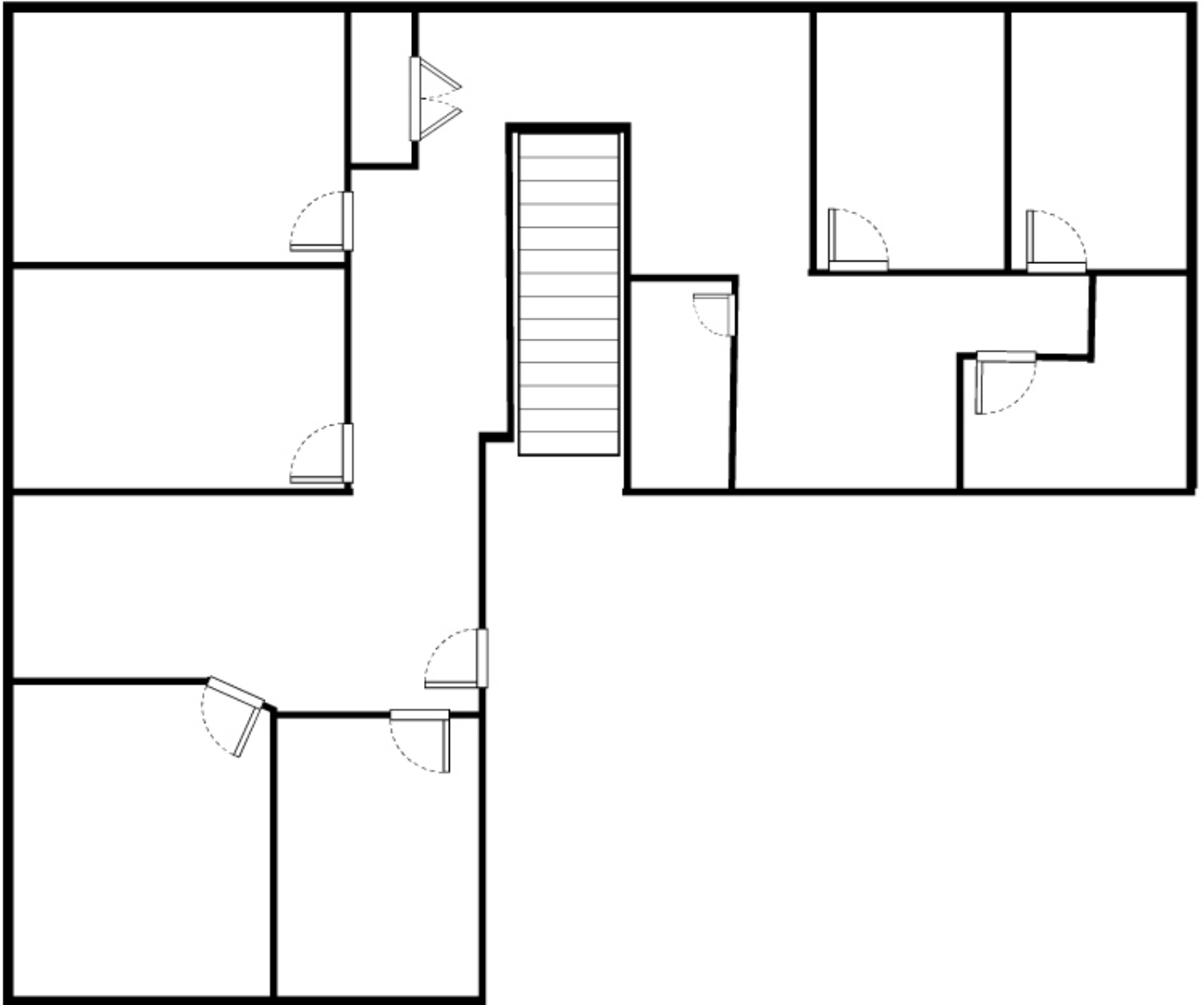
Contact

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Floor Plan – 2,400 RSF Available – NOT TO SCALE



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