

# FOR LEASE

Warehouse / Office

Office - +/- 2,500 SF



## 2 Testa Place, Norwalk, CT

For additional information or to request a showing please contact the Exclusive Agent  
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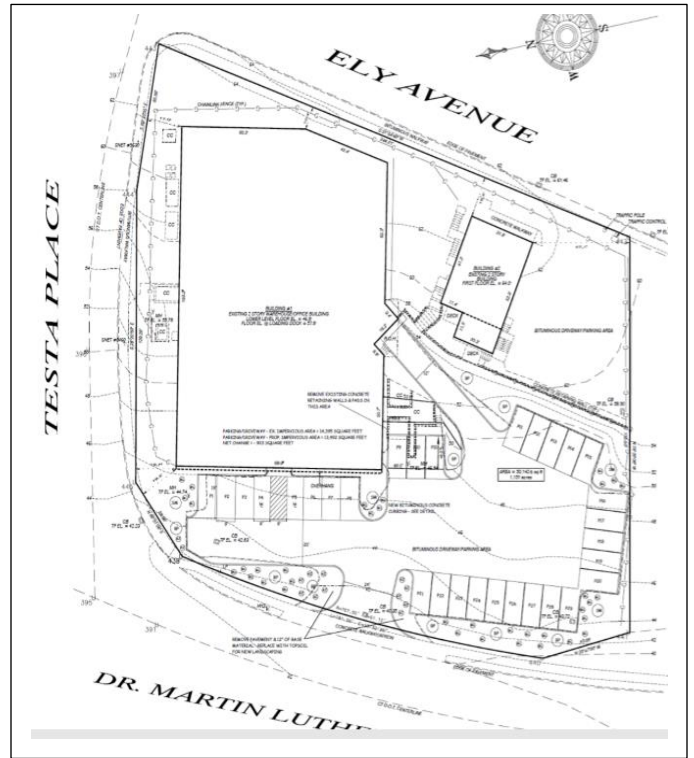
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# MORE DETAILS

## Property Highlights:

- Building Size: ± 20,000 SF
- Construction: Masonry
- Stories: 2
- Ceiling Height: ±18'
- A/C: Yes
- Power: Electric: 1,600 amp
- Heat: Gas
- Drive Ins: 1 with 10'w x 12'h
- Dock: 1
- Parking: 36 surface spaces
- Zoning: I-1
- Sprinklered: Yes
- Occupancy: Immediate
- Year Built: 1986
- Lease Price: \$12 SF / NNN



## Building Comments:

- Modern 5 Star industrial manufacturing
- Enterprise Zone benefits
- Access to I-95, Exits 14 and 15
- 4-minute drive to So. Norwalk train station
- 6-minute drive to Rowayton train station



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