

# WAREHOUSE/FLEX BUILDING AVAILABLE FOR SALE & LEASE

550 West Avenue, Stamford, CT  
at Stamford Executive Park



<b>Building Size:</b>	54,000 RSF
<b>Availability:</b>	54,000 RSF
<b>Rental Rate:</b>	Upon Request
<b>Number of Stories:</b>	2 (both on grade)
<b>Property Features:</b>	Currently built out as office & lab space with clean room infrastructure
<b>Ceiling Heights:</b>	15'
<b>Loading:</b>	Two loading docks

## Contact Exclusive Agents

**William Anson**  
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**Jillian Reiner**  
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## OTHER OPPORTUNITIES FOR SALE & LEASE AT STAMFORD EXECUTIVE PARK



### 419 WEST AVENUE

- 70,000 SF of office - 2 stories
- Both levels are street level
- Back-up generator
- 18,000 SF warehouse
- 3 docks, 1 drive-in
- 28' high ceiling



### 500 WEST AVENUE

- 25,000 SF – one story
- 3 rental units
- 11,600 SF with, 4500 SF off avail.
- Dock, 16' clear, A/C
- 3,000 SF flex avail., A/C
- Credit tenant in remainder



### 600 WEST AVENUE

- 66,000 SF 1 story with mezz.
- 100% A/C, high ceiling
- Fully leased to RPM Raceway
- Long Term lease
- NNN rent
- Ideal 1031 property



### 650 WEST AVENUE

- 60,000 SF landscape industrial building
- 40,000 SF warehouse + 20,000 SF of storage
- 4 docks, sprinkler, 21' clear
- 100% A/C building
- Gas heat, heavy power
- Includes ±6,000 SF of office space

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