

## 345 Wilson Avenue, Norwalk, CT

Industrial / R&D

SPACE AVAILABLE



### **345 Wilson Avenue, Norwalk** (aka 333 Wilson Avenue, Building 2)

Newly renovated R&D/Industrial/Warehouse building with a new roof in 2009. Located on the Wüsthof Trident of America campus in Norwalk's Enterprise Zone. Building amenities include a 160 SF loading dock, passenger elevator and freight elevator. Perfect for manufacturing or architectural design.

Leasing availability includes:

- 12,000 SF of R&D/Flex space on the 4th floor with 16' vaulted ceilings and lots of natural light

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Lot Size : 2.048 Acre(s)

Net SF : 68,000

Zoning : Commercial

Number of Stories : 3

Ceiling Height : 12'

Building Frame : Fireproof Steel

Exterior Walls : Dryvit

Roof Structure : Gable

Roof Cover : Metal

Year Built : 1952

Year Renovated : 2012

Parking : Private Lot

Property Taxes : \$67,425.84

Sprinklers : Yes

Heat : Forced Air

Fuel : Gas

A/C : Yes

Power : 3 Phase 2,000 AMP

Water : Municipal

Sewer : Municipal



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