

355 Wilson Avenue, Norwalk, CT

Industrial / R&D

SPACE AVAILABLE



### **355 Wilson Avenue, Norwalk, CT - 47,500 SF Warehouse with Seven Loading Docks**

Unlock potential at 355 Wilson Avenue! This impressive 47,500 sq. ft. warehouse is designed for optimal efficiency, boasting **seven loading docks for tractor trailers** and a 36-foot clear height. Built in 2009, the property includes a wet sprinkler system, ample parking with 60 spaces, and flexible zoning for light industrial use. Whether you need space for distribution or light manufacturing, the 45,000 sq. ft. main floor plus 2,500 sq. ft. mezzanine provides endless possibilities for your business. Positioned in a high-traffic area with easy highway access, it's perfect for businesses ready to scale.

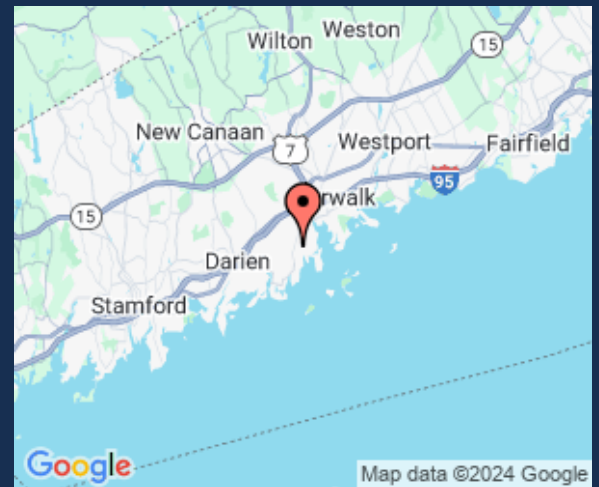
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Lot Size :	2.69 Acre(s)
Net SF :	47,500
Zoning :	Commercial
Number of Stories :	2
Ceiling Height :	36'
Building Frame :	Fireproof Steel
Exterior Walls :	Prefinished Steel & Concrete Block
Roof Structure :	Low Slope Flat
Roof Cover :	Metal
Year Built :	2009
Parking :	Private Lot
Property Taxes :	\$150,268.63

Sprinklers :	Yes
Heat :	Forced Air
Fuel :	Gas
A/C :	Yes
Water :	Municipal
Sewer :	Municipal



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