

# 20 GARLAND DRIVE STAMFORD, CT 06907



**ANGEL**   
COMMERCIAL, LLC

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

2425 Post Road, Suite 303  
Southport, CT 06890  
angelcommercial.com

**BROKER**

**Jon Angel, President**  
jangel@angelcommercial.com  
203.335.6600 Ext. 21

## 12,736 SF Two-Story Industrial Flex Building for Sale at \$2,500,000 or for Lease at \$15/SF NNN



**Angel Commercial, LLC**, as the exclusive broker, is pleased to offer a prime **12,736 SF industrial flex building** at **20 Garland Drive in Stamford, CT**. Available for sale at **\$2,500,000** or for lease at **\$15/SF NNN**, this highly functional asset is situated on **0.34 acres** with **22 dedicated parking spaces**, strategically located in between I-95 and the Merritt Parkway.

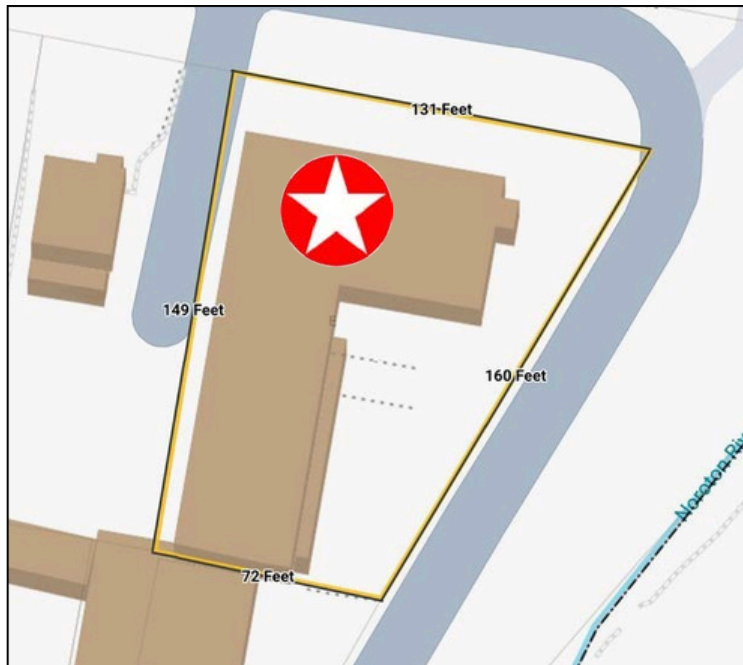
The facility is engineered for high-performance operations, featuring **four 9' W x 8' H dock height loading docks**, **one drive-in doors**, and a **conveyor system** providing seamless access to second-level storage. For operators requiring specialized verticality, the warehouse offers an exceptional value-add opportunity: the current two-story configuration can be converted into a **single-story, high-bay facility** by removing the second-floor deck, unlocking expansive clear heights for high-density racking or automated storage.

The **professional administrative wing** includes private offices, a conference room, and a kitchenette. Enhancing operational oversight and staff comfort, the facility is equipped with an **integrated video security system** and **four restrooms, two of which feature showers**.

Sustainability and resilience are core features of the property, which is powered by a robust **400 Amp, 3-phase electrical service** and a **newly installed 39.36KW solar array that reduces electricity costs by approximately 50%**. The building also features a full-building **wet sprinkler system** and a **24KW Generac generator** for total operational continuity.

Strategically located in the **RMI zoning district**, the property offers superior access to the **Merritt Parkway (Route 15)** and **I-95 (Exit 9)** and is just **0.9 miles from the Springdale Metro-North Station**. This asset is an ideal choice for businesses seeking a modern, flexible industrial space in a premium, well-connected submarket.

# PROPERTY DETAILS



## THE SITE

<b>Total Building Size:</b>	12,736 SF
<b>Space Available:</b>	12,736 SF
<b>Building Type:</b>	Industrial Flex
<b>Land:</b>	0.34 Acres
<b>Zoning:</b>	Multi-Family Residence District (RM1)
<b>Year Built:</b>	1951
<b>Construction:</b>	Stucco Wood
<b>Stories:</b>	Two
<b>Tenancy:</b>	Single

## FINANCIAL INFORMATION

<b>Sale Price:</b>	\$2,500,000
<b>Lease Rate:</b>	\$15/SF NNN
<b>Real Estate Taxes:</b>	\$30,515.96 (2026)

## FEATURES

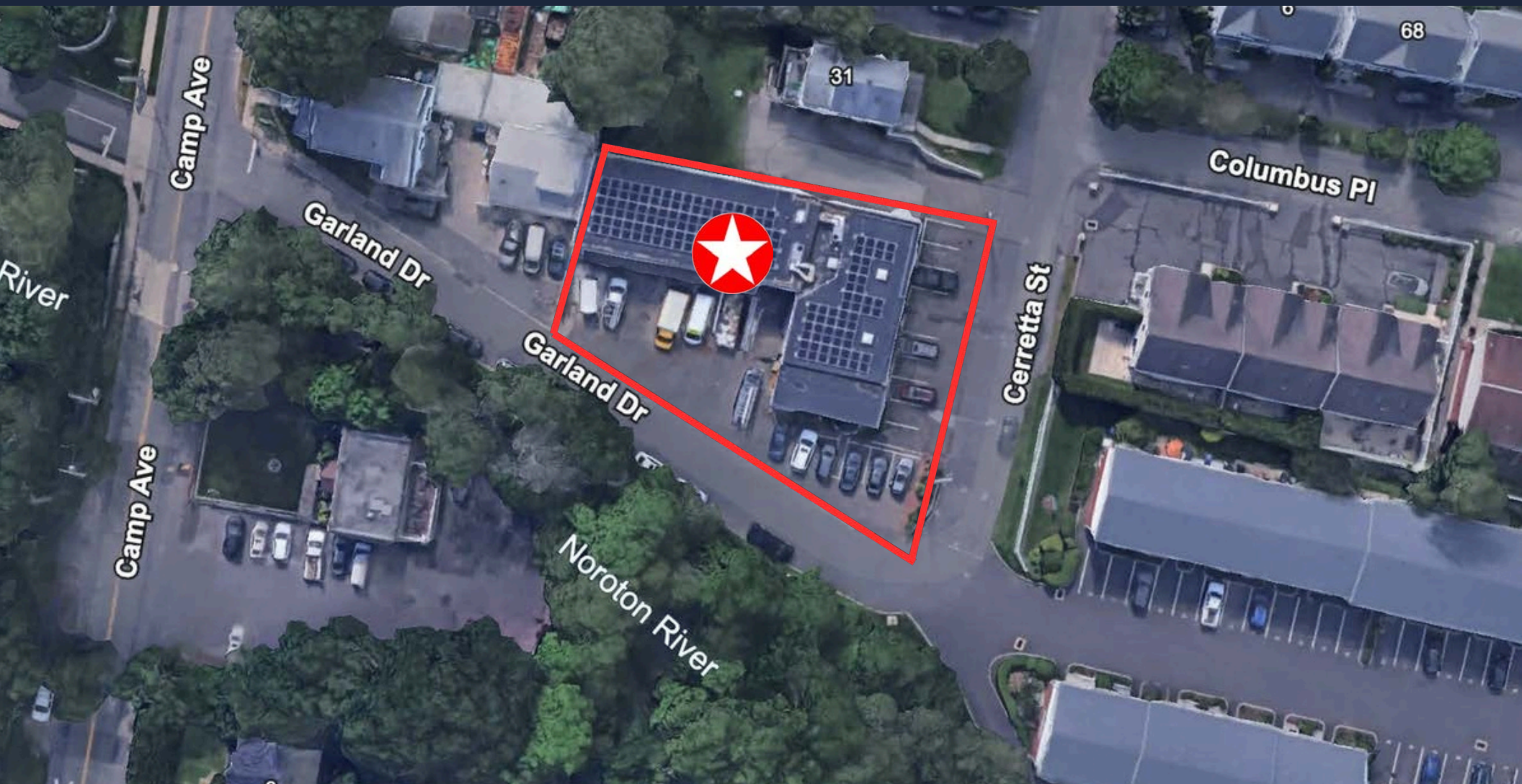
<b>Parking:</b>	22 Dedicated Spaces
<b>Loading:</b>	Four 9' w x 8' H Dock Height Loading Docks, 1 Drive-In Door
<b>Ceiling Height:</b>	7' to 9' 10" Clear
<b>Amenities:</b>	Four Restrooms (Two with Showers), Kitchenette, Wet Sprinkler System, Conveyor System, Integrated Video Security, 24KW Generator

## UTILITIES

<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Gas
<b>A/C:</b>	Partial
<b>Electrical Power:</b>	120/240V, 400 Amps, 3-Phase
<b>Solar Power:</b>	Newly Installed 39.36KW Solar Array Actively Reduces the Property's Electric Bill by ~50%

## LOCATION

<b>Traffic Count:</b>	9,100 Average Daily Volume
<b>Commuter Rail:</b>	0.9 Miles to Springdale Station
<b>Highway:</b>	1.5 Miles from the Merritt Parkway (Route 15) and 3.5 Miles from I-95 (Exit 9)
<b>Airport:</b>	17.1 Miles to Westchester County Airpor
<b>Bus:</b>	0.3 Miles for a CTtransit Bus Stop at Camp Avenue & Ryan Street



## OPERATIONAL SITE SPECIFICATIONS



0.34-Acre Level  
Corner Lot



160' Frontage on  
Garland Drive



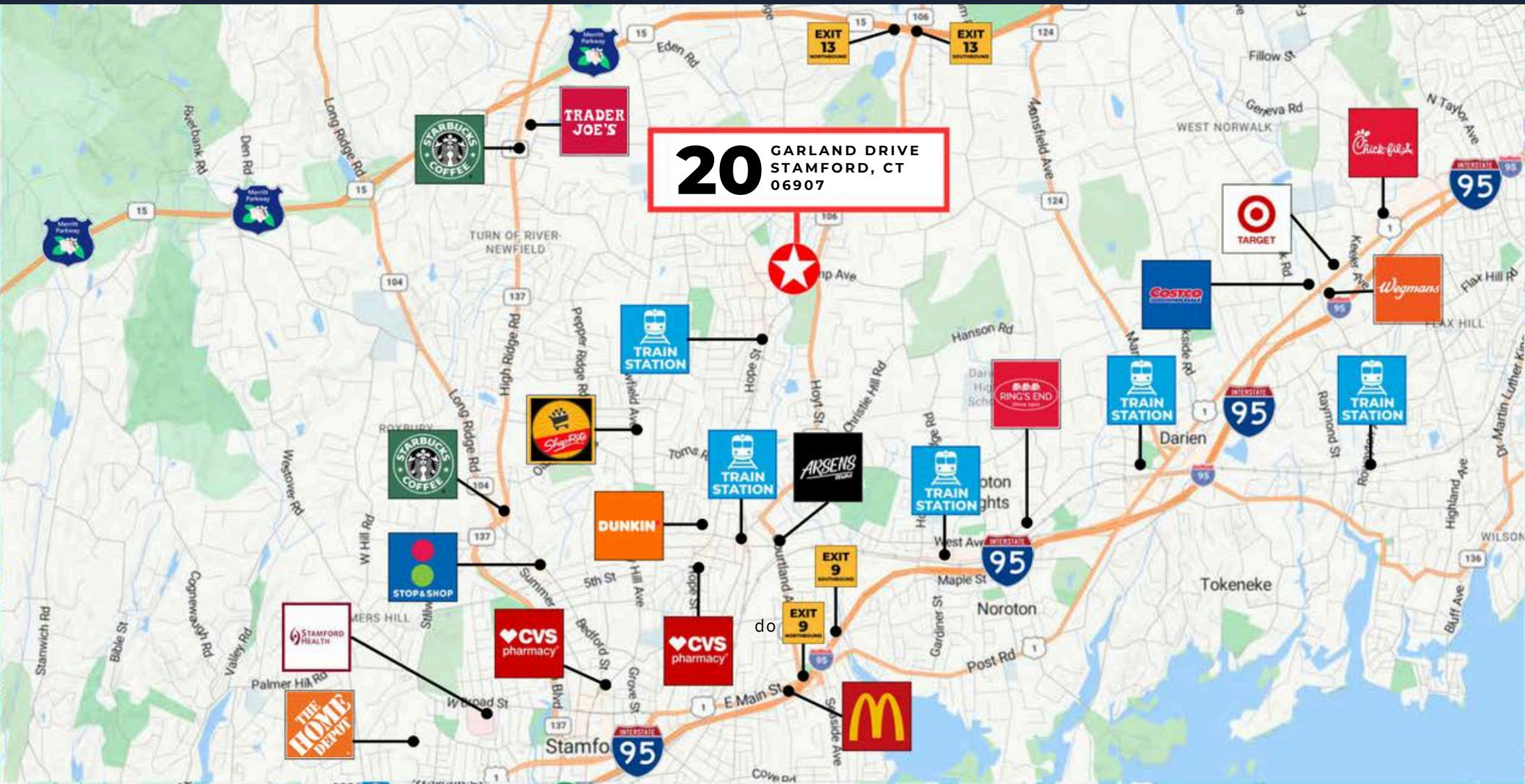
22 Dedicated  
Parking Spaces



Four Dock Height  
Loading Docks



One Drive-In  
Door



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06907

## STRATEGIC LOCATION & REGIONAL CONNECTIVITY



Near Retail Stores & Restaurants



3.5 Miles to I-95



~1.5 Miles to the Merritt Parkway



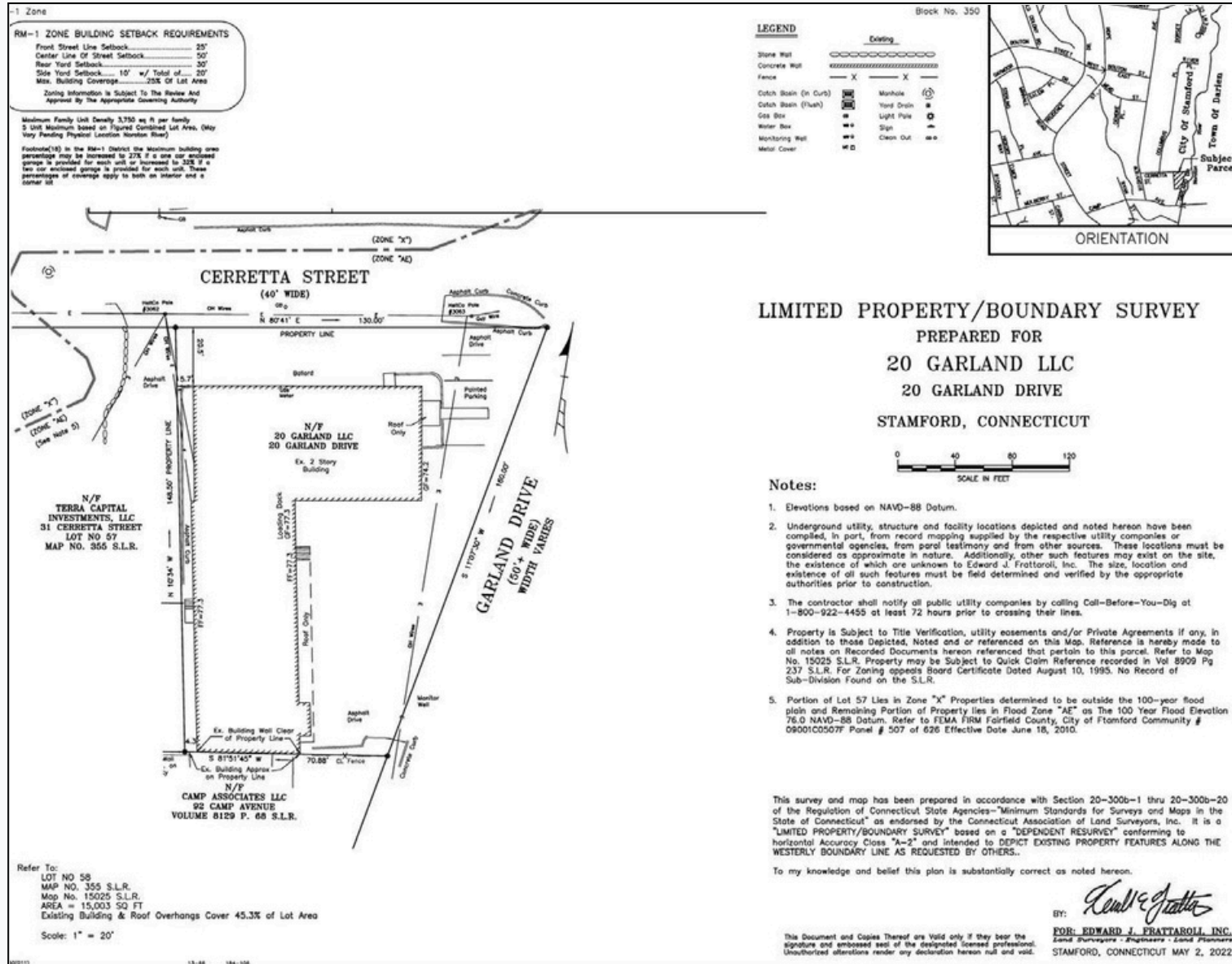
0.9 Miles to Springdale Train Station



0.3 Miles to a CTtransit Bus Stop

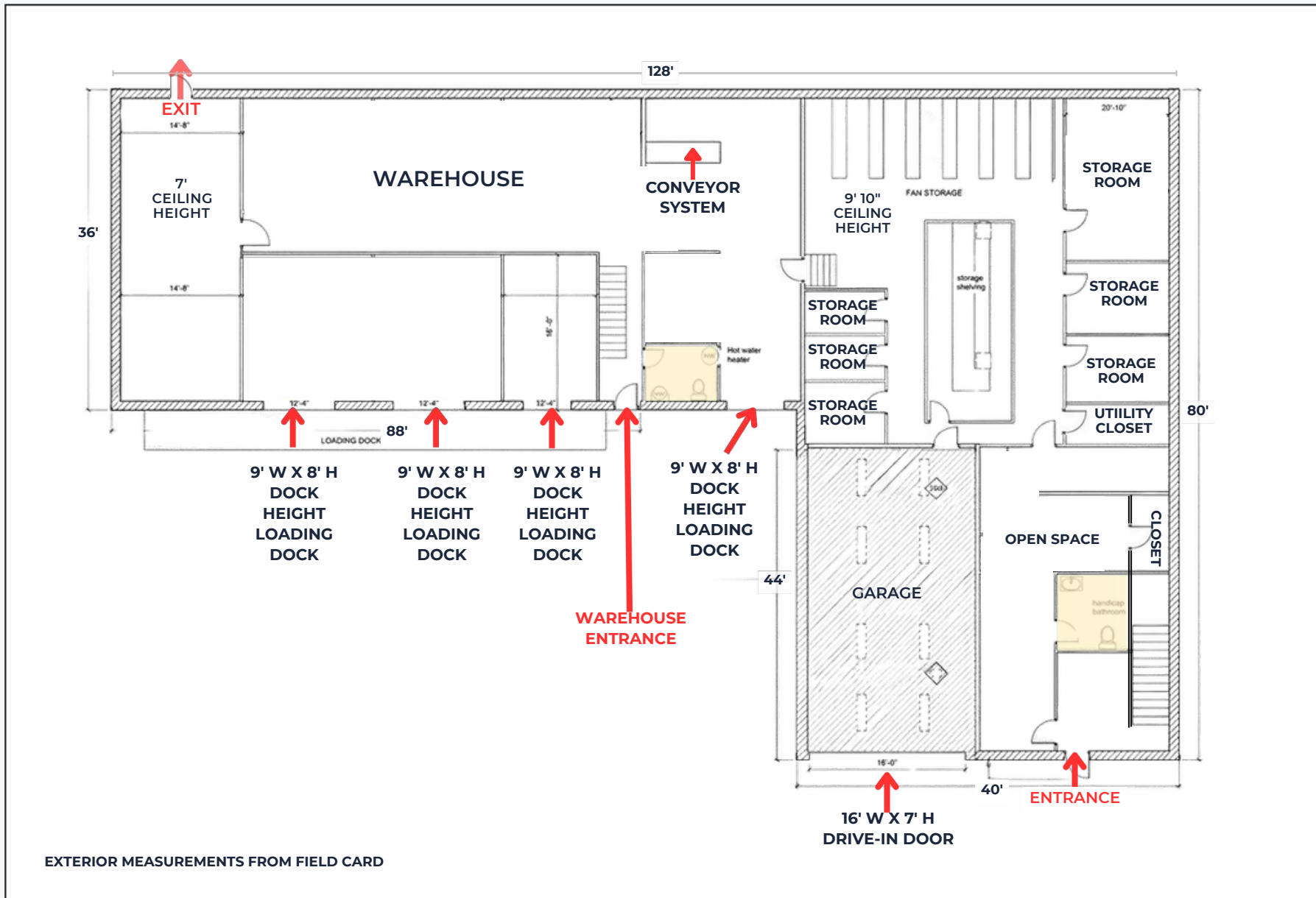
# SITE PLAN

# Multi-Family Residence District (RM1)



# FLOOR PLAN - FIRST FLOOR

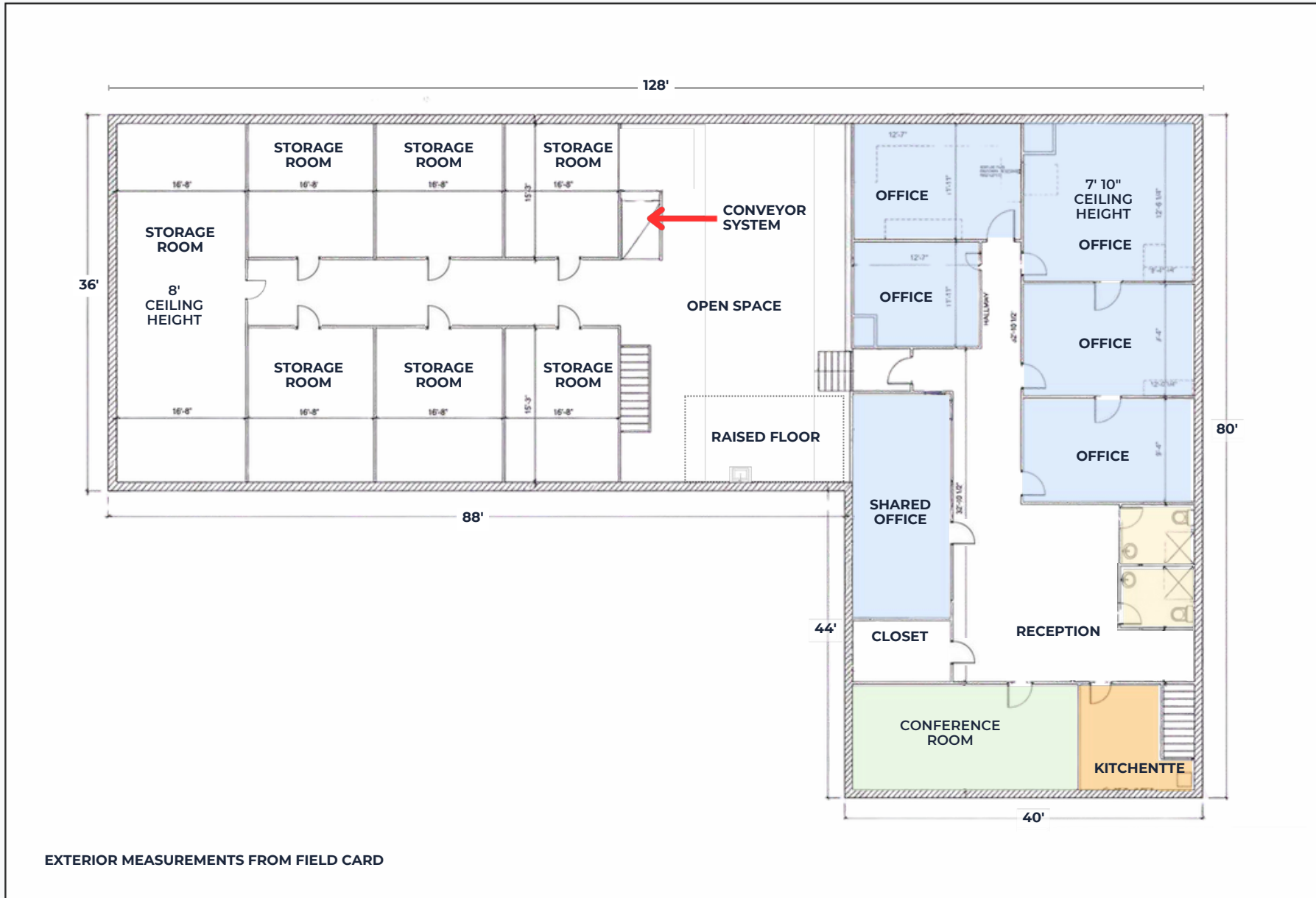
6,368 SF



EXTERIOR MEASUREMENTS FROM FIELD CARD

# FLOOR PLAN - SECOND FLOOR

6,368 SF



EXTERIOR MEASUREMENTS FROM FIELD CARD

# THE HIGH-BAY CONVERSION OPPORTUNITY



**Current Configuration**



**Proposed High-Bay Conversion**

## STRATEGIC VALUE-ADD

By removing the existing 2,240 SF second-floor deck, the facility can be transformed into a high-bay facility. This unlocks expansive vertical clearance for high-density racking and automated storage—assets in critical shortage in the Stamford market.

## VIRTUALLY STAGED PHOTO GALLERY - ADMINISTRATIVE WING



Modern Reception Area



Executive Conference Room



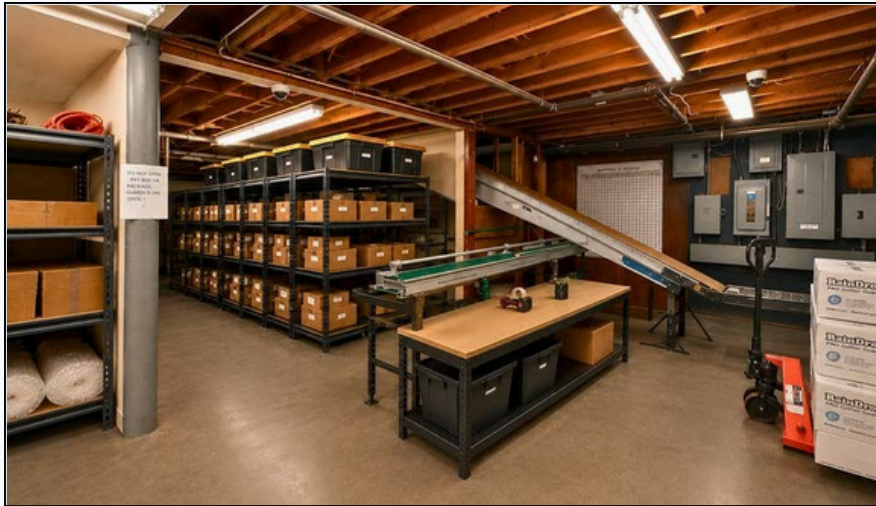
One of Five Private Offices



Sunlit Kitchenette

Photos have been virtually staged to illustrate potential furniture and equipment layouts.

## VIRTUALLY STAGED PHOTO GALLERY - WAREHOUSE INTERIOR



Conveyor System for Access to Second-Level Storage



Secure Industrial Storage



Interior View of One of Four Loading Docks



Versatile Employee Breakroom

Photos have been virtually staged to illustrate potential furniture and equipment layouts.

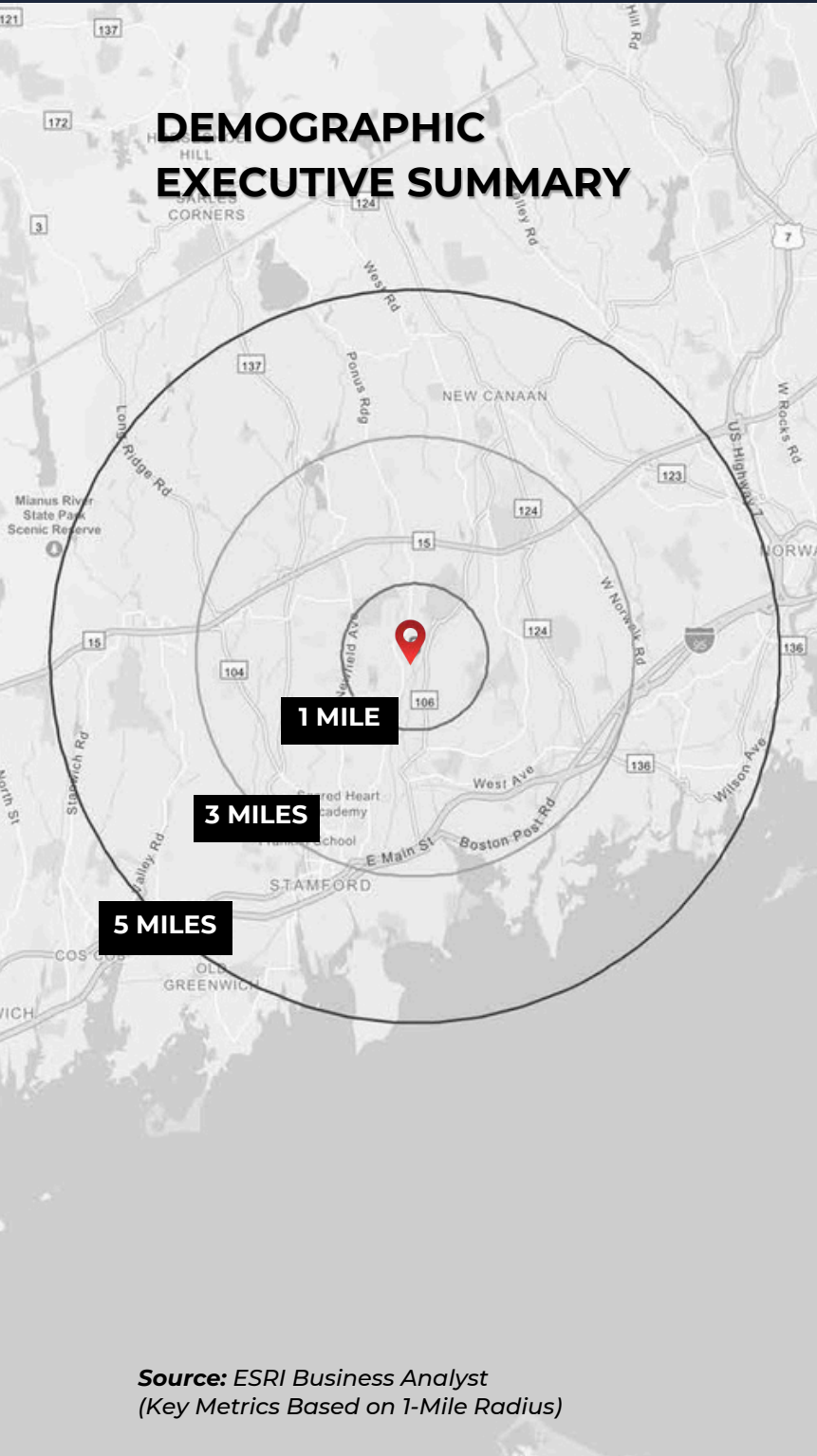
# PHOTO GALLERY - OPERATIONAL RESILIENCE & ENERGY EFFICIENCY

Estimated 50% Reduction in Electricity OPEX.  
The 39.36KW Solar Array provides a significant hedge  
against rising utility costs,  
directly increasing the property's Net Operating Income (NOI)



24KW Generator Provides Backup Power

# DEMOGRAPHIC EXECUTIVE SUMMARY



Positioned within a **key industrial corridor** in Stamford, **20 Garland Drive** is supported by a solid local demographic profile. The immediate 1-mile radius features a stable population with an **Average Household Income of \$220,167**. With a **daytime population of 9,567**, the area provides a robust environment for industrial and commercial operations.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	10,631	93,720	224,724
Daytime Population	<b>9,567</b>	94,141	230,743
Total Households	4,092	36,359	86,555
Average Household Income	<b>\$220,167</b>	\$214,016	\$210,366
Median Household Income	\$123,851	\$122,163	\$116,912

## EDUCATION & WORKFORCE



**Educational Attainment:** **59%** of residents hold a **Bachelor's, Graduate, or Professional degree**, reflecting a local workforce geared toward skilled industrial and service sectors.



**Professional Workforce:** The area features a **76% White-Collar employment** rate, providing a balanced labor pool of both administrative professionals and skilled blue-collar workers.



**Labor Market Strength:** The local unemployment rate stands at **4.0%**, aligning with regional averages and indicating a steady, available labor market for high employment stability.

## HOUSING CHARACTERISTICS



**High Home Ownership:** **70.6%** of housing units in the immediate area are **owner-occupied**, with a high concentration of rental options that support a flexible local workforce.



**Household Composition:** Small households dominate the area, with 1-person households (34.3% of owners) and 2-person households (30.5% of owners) being the most common, highlighting a demographic of individual professionals and couples.

*Source: ESRI Business Analyst  
(Key Metrics Based on 1-Mile Radius)*

## NEXT STEPS

**20** GARLAND DRIVE  
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VIEW ZONING  
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



VIEW  
ONLINE LISTING



VIEW TAX BILL



CALL BROKER

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