

**20** GARLAND DRIVE  
STAMFORD, CT  
06907



## 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 door**, 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 **RM1 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.

For more information, please contact **Jon Angel**, President, Angel Commercial, LLC, at **(203) 335-6600, Ext. 21**.

*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*



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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

**BROKER**

**Jon Angel, President**

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203.335.6600 Ext. 21

# 20 GARLAND DRIVE STAMFORD, CT 06907

## DETAILS & MAP

### 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)

### 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

### 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

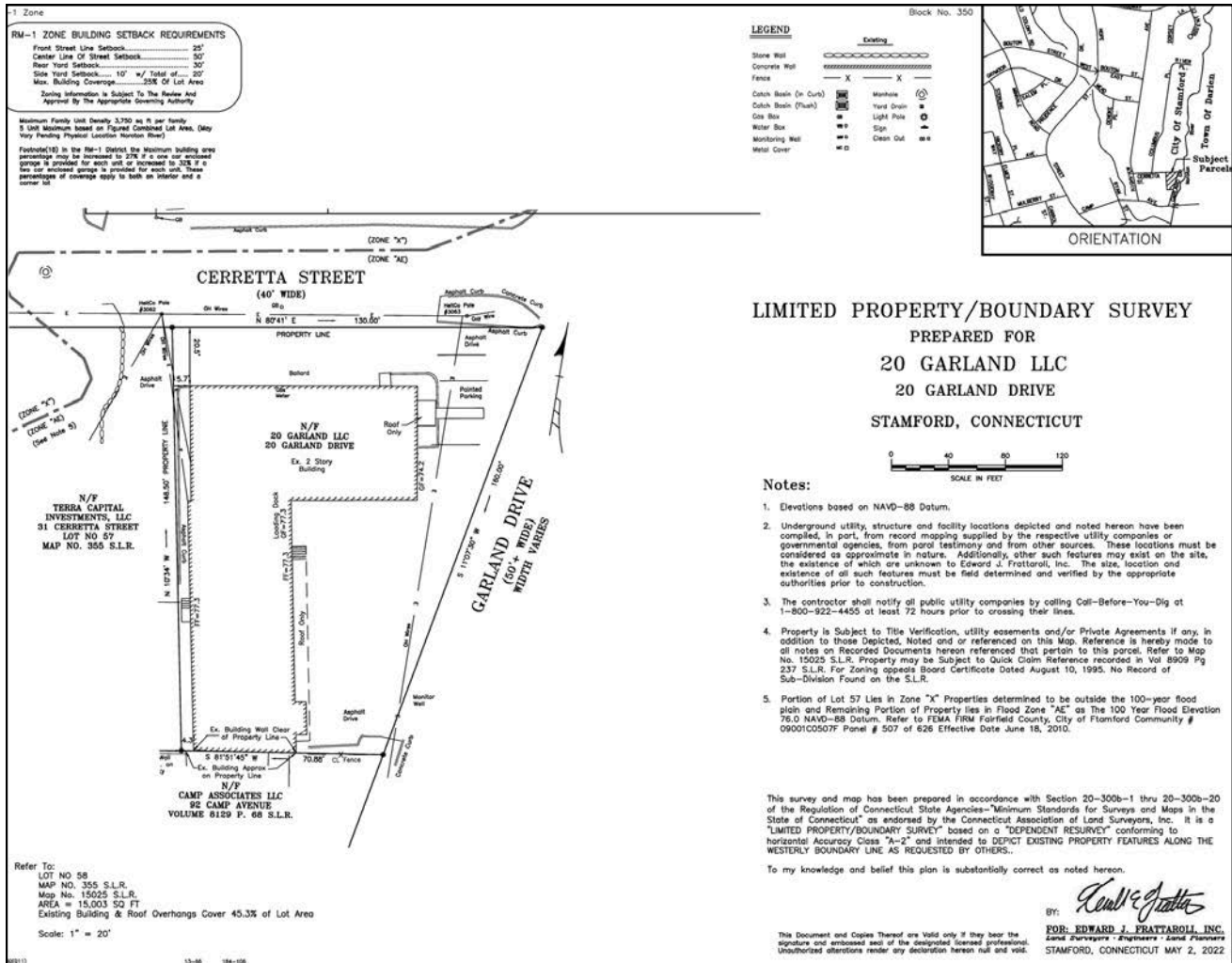
<b>Water/Sewer:</b>	City/City
<b>Heating:</b>	Gas
<b>A/C:</b>	Partial
<b>Electrical Power:</b>	120/240V, 400 Amps, 3-Phase
<b>Solar Power:</b>	Newly Installed 39.36KW Solar Array Actively Reduces the Property's Electric Bill by ~50%



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## SITE PLAN



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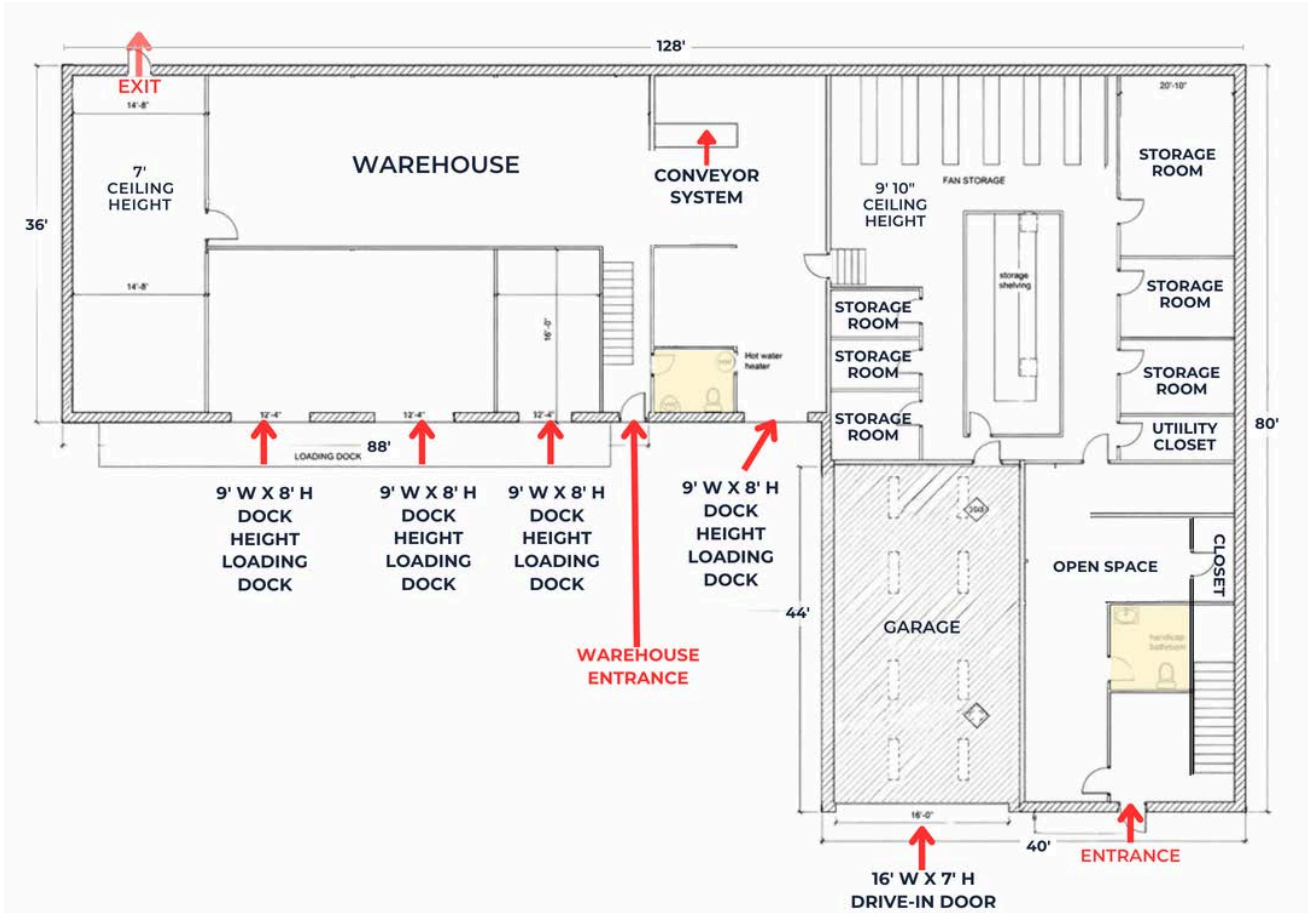
## PARCEL MAP



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## FLOOR PLAN - FIRST FLOOR

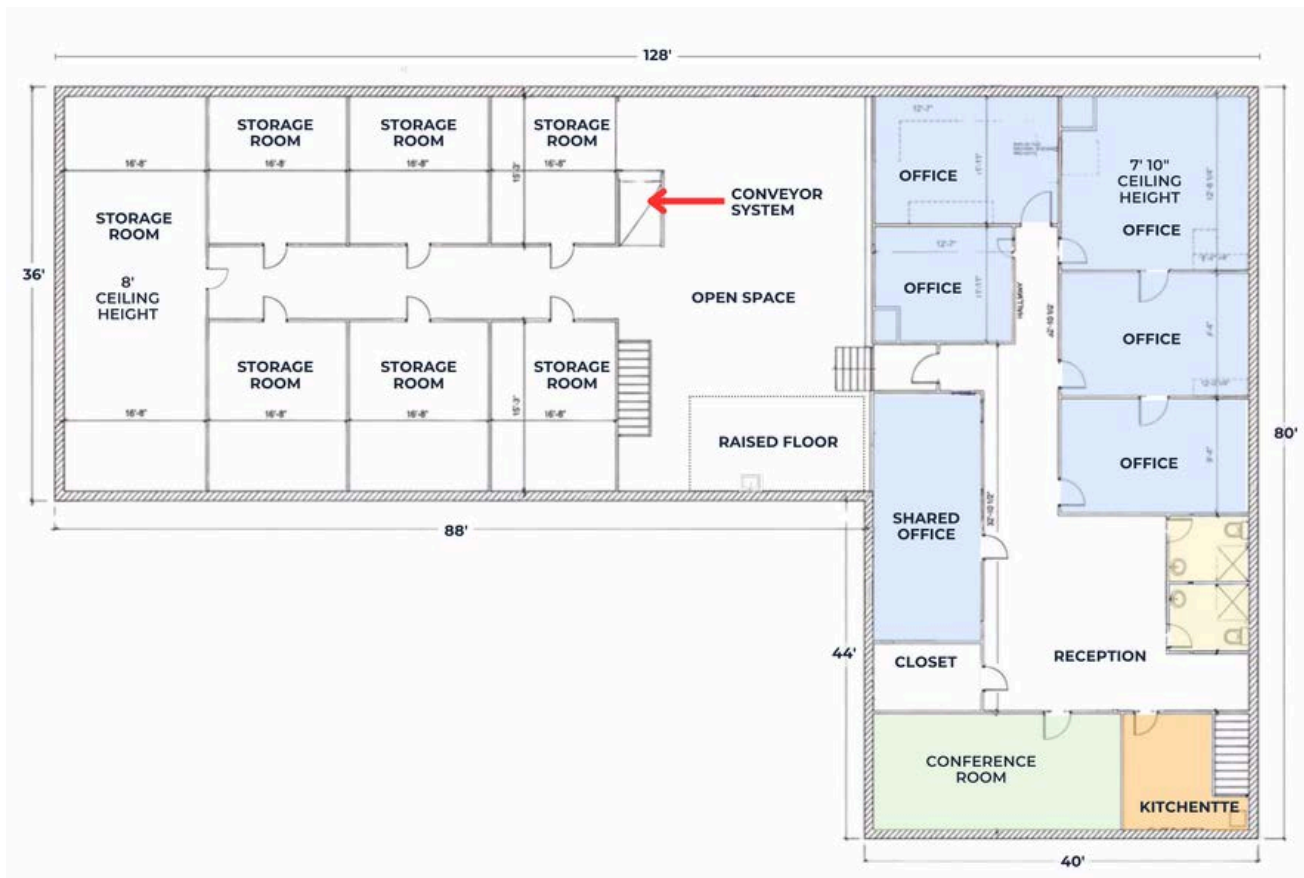


EXTERIOR MEASUREMENTS FROM FIELD CARD

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## FLOOR PLAN - SECOND FLOOR



EXTERIOR MEASUREMENTS FROM FIELD CARD

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