



# Recently Renovated 2<sup>nd</sup> Fl 16,000 SF Space Available For Lease

375 Fairfield Ave  
Stamford, CT 06902



# The Opportunity

Recently renovated 2<sup>nd</sup> Floor 16,000 SF flex/warehouse space. Available for occupancy Fall 2025.

375 Fairfield Ave in Stamford, CT, is a 10-acre mixed-use, industrial/flex complex, comprised of eight uniquely designed buildings with units ranging in size from 1,000 sq ft to 60,000 sq ft. This sprawling property has an abundance of parking, and the buildings feature a mixture of both loading docks and drive-in doors. Centrally located less than a mile from both I-95 and the Stamford Train Station, its tenants include printing, flooring, roofing, high-end to the trade furniture showrooms, carpets, and home improvement design center.

# The Market

Stamford, CT is bustling city renowned for its vibrant energy and thriving community. Located in Fairfield County, just 30 miles northeast of Manhattan, Stamford serves as a strategic hub for business and leisure in the Tri-State area. With a dynamic population exceeding 130,000 residents, Stamford offers a rich tapestry of cultures, lifestyles, and opportunities. Its median household income surpasses \$95,000, reflecting a prosperous community with a strong economic foundation.

Stamford boasts a robust economy, driven by a diverse range of industries including finance, technology, healthcare, and retail. The city hosts the headquarters of numerous Fortune 500 companies, solidifying its position as a major economic powerhouse in the region. Stamford's convenient transportation infrastructure ensures seamless connectivity across the region, with access to major highways, railways, and airports. Additionally, Stamford is home to University of Connecticut Stamford campus and is filled with a variety of dining options, entertainment venues, parks, and recreational centers.



# Building Specs

## Square Footage

16,000 SF warehouse

## Ceiling Heights

14 ft.

## Clear Heights

13 ft.

## Loading Dock

(2) Loading Dock Bays,

(1) Overhead Door

## Otis HydroFit Elevator

5000 lb Service Cab 6 ft x 9 ft

## Columns

20 ft. between columns

## Parking

TBD pending use

## Utilities

4 Panels with 225 AMPs

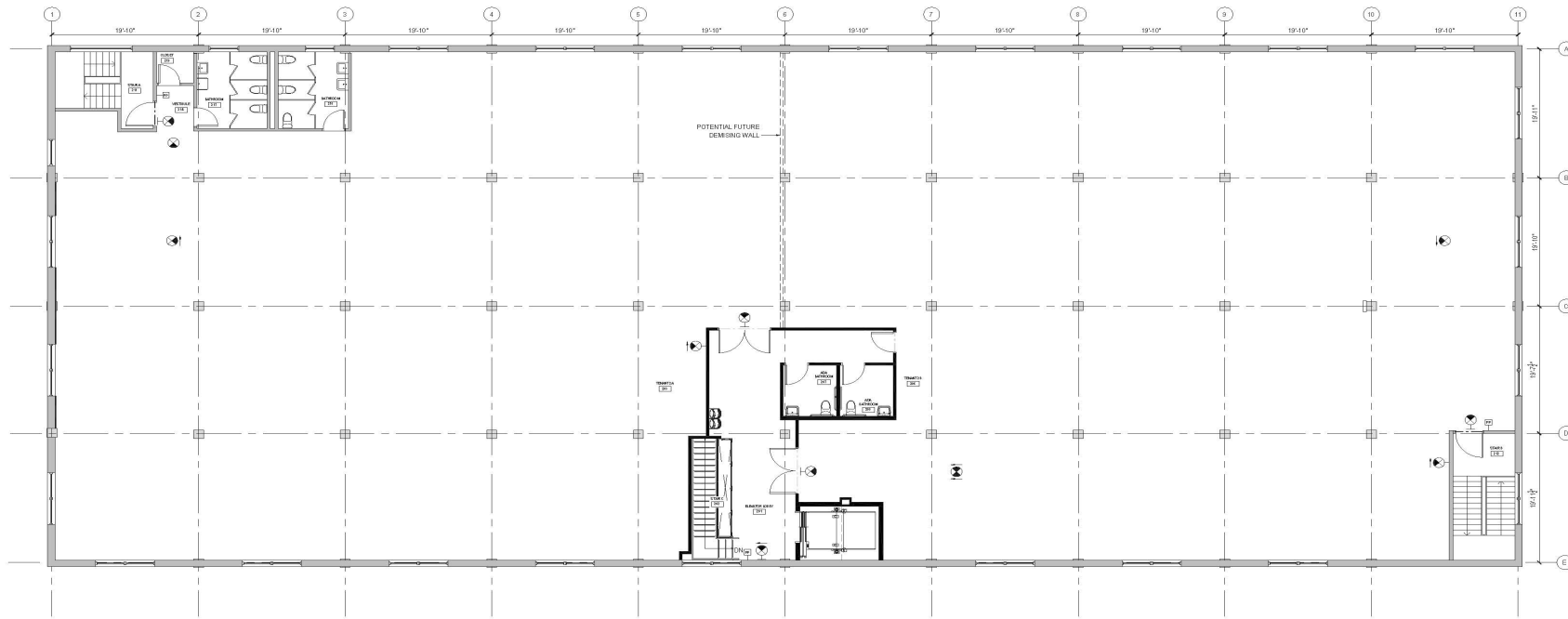
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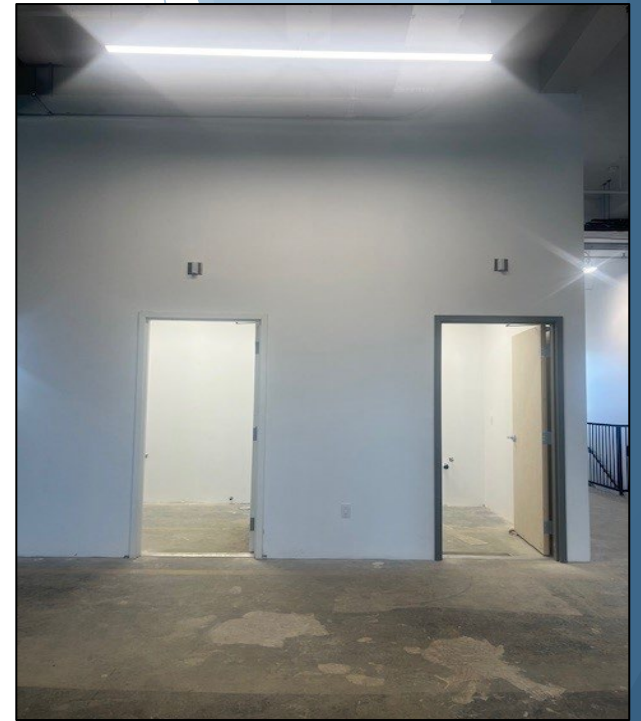
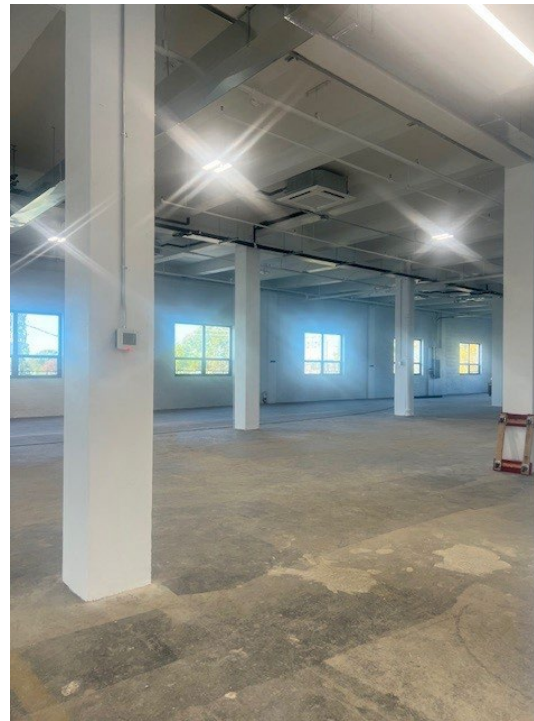
208 Volts

## Additional Building Features

- Brand new HVAC
- New ADA Bathrooms
- LED Lighting
- Fully Sprinklered

# Floor Plan – Single Tenant 16,000 SF Double Tenant 8,000 SF





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