

COMMERCE PARK

83 HARVARD AVENUE
STAMFORD, CONNECTICUT

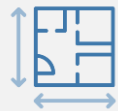
Warehouse/Office/Flex Space
Strategically Located Along I-95



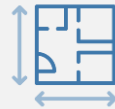
ROYAL
PROPERTIES

COMMERCE PARK

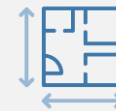
83 HARVARD AVENUE | STAMFORD, CT



8,446 SF & 10,420 SF
1ST FLOOR 2ND FLOOR



39,166 SF
ENTIRE BUILDING



11,700 SF & 8,600 SF
1ST FLOOR & 1ST FLOOR

PROPERTY HIGHLIGHTS:

- Signature Stand-Alone Two-Story Building
- Ideal for Single Tenant
- Will Consider Various Divisions
- Loading Dock Can be Easily Added
- Ample Parking
- Ceiling Heights: 14'-16'
- Directly off of Exit 6 of I-95
- Built in 1980

RENT:

Call for Details

COMMON CHARGES:

\$6.50/SF Approx. (Includes Utilities)

NEIGHBORING TENANTS:

Concentra Urgent Care, Tesla (coming soon), Stamford Health Medical Group, Liberation Programs (coming soon), West Side Bodybuilding, DaVita Stamford Dialysis, K9 Pet Resorts, Greenwich Auctions, Ring's End, Freepoint Commodities, WindowRama, Pure Hockey, Sola Salon Studios, West Stone Supply, ShopRite, Banfield Pet Hospital, Palm Beach Tan, Dunkin', T-Mobile, Orangetheory Fitness, First County Bank, Subway, Domino's Pizza, Stop & Shop, Home Depot, CVS, Wendy's, Ethan Allen, Starbucks, Taco Bell, Edge Fitness, Hyatt Hotel and many more.

**For More Information,
Please Contact:**

914-237-3400

Craig Benson – Ext. 105
Craig@RoyalPropertiesInc.com

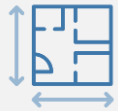
Jeff Kintzer – Ext. 103
Jeff@RoyalPropertiesInc.com

ROYAL
PROPERTIES

WAREHOUSE • OFFICE • FLEX • SPACE FOR LEASE

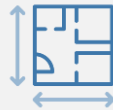
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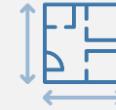
8,446 SF & 10,420 SF
1ST FLOOR 2ND FLOOR

- Can Be Combined to 18,886 SF Space
- 14'- 16' Ceiling Heights



39,166 SF
ENTIRE BUILDING

- Loading Dock Can Be Added
- Ample Parking

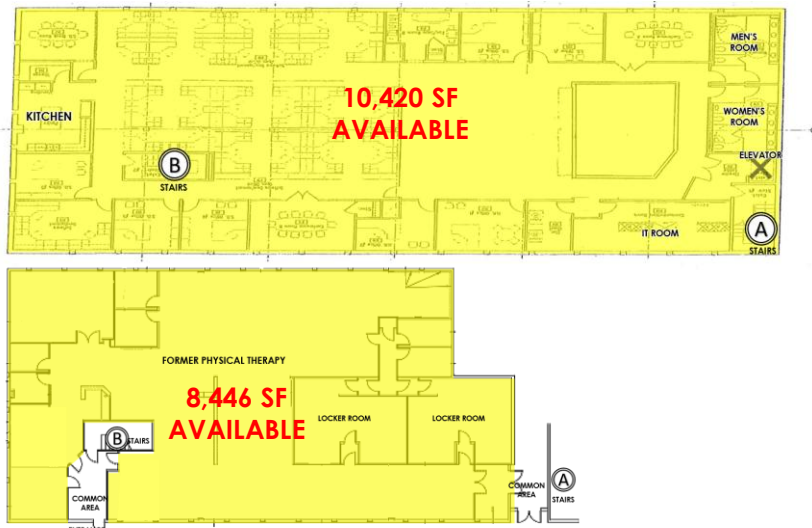


8,600 SF & 11,700 SF
1ST FLOOR & 1ST FLOOR

- Can Be Combined for 20,300 SF Space
- 14'-16' Ceiling Heights

8,446-18,886 SF | 1ST & 2ND FLOOR FLEX

8,600-20,300 SF | 1ST FLOOR FLEX



ROYAL
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COMMERCE PARK

83 Harvard Avenue | Stamford, CT | Fairfield County

WAREHOUSE/OFFICE/FLEX SPACE FOR LEASE

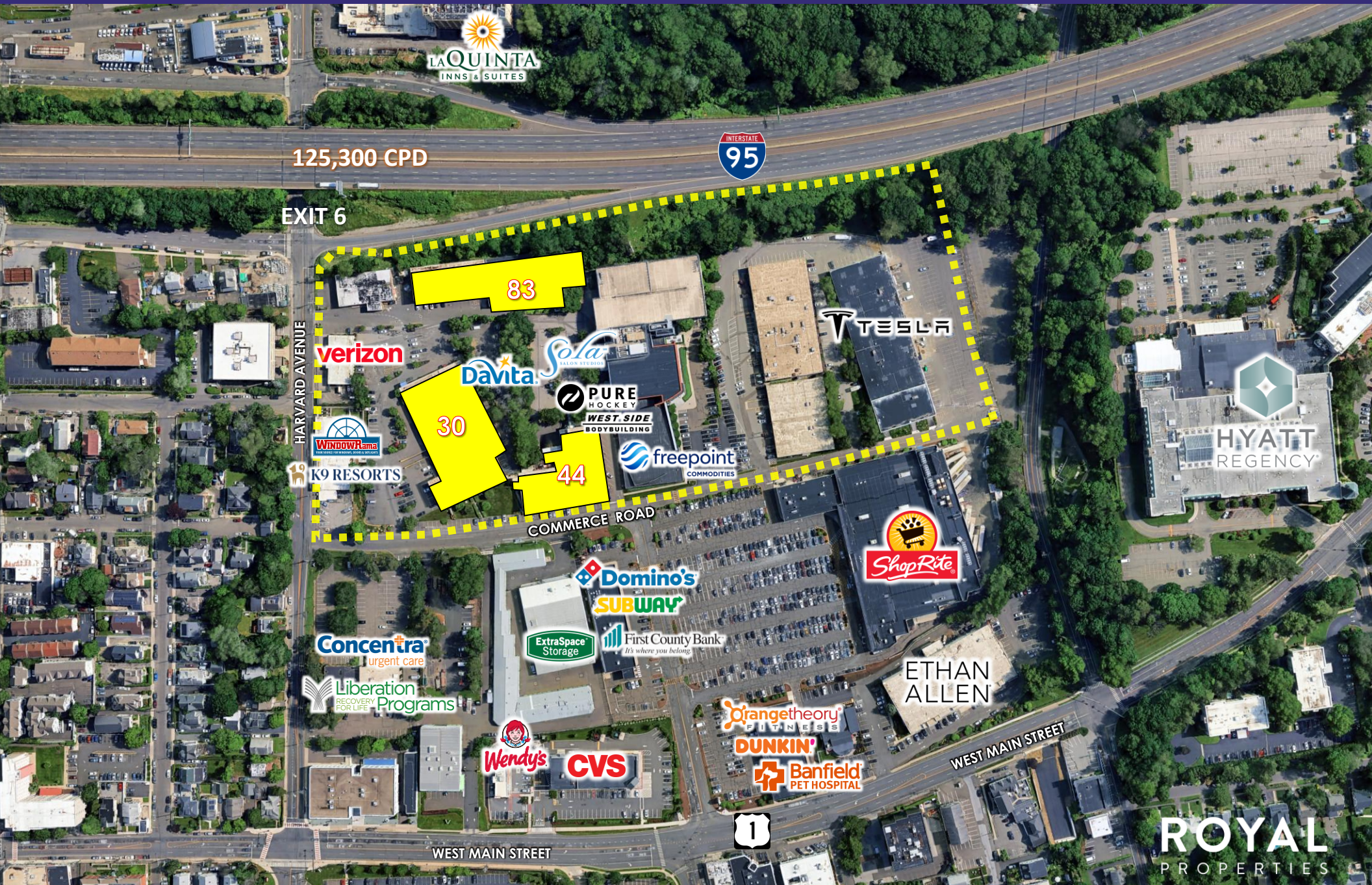


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COMMERCE PARK

83 Harvard Avenue | Stamford, CT | Fairfield County

WAREHOUSE/OFFICE/FLEX
SPACE FOR LEASE



125,300 CPD

EXIT 6

INTERSTATE
95

83

30

44

verizon

Davita

Sola
SALON STUDIOS

PURE
HOCKEY
WEST SIDE
BODYBUILDING

freepoint
COMMODITIES

TESLA

HYATT
REGENCY

WINDOWPAMA

K9 RESORTS

COMMERCE ROAD

Domino's
SUBWAY

Concentra
urgent care

Liberation
RECOVERY
FOR LIFE
Programs

ExtraSpace
Storage

First County Bank
It's where you belong

ShopRite

ETHAN
ALLEN

Wendy's

CVS

Orangetheory
FITNESS

DUNKIN'

Banfield
PET HOSPITAL

WEST MAIN STREET

WEST MAIN STREET

1

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COMMERCE PARK

83 Harvard Avenue | Stamford, CT | Fairfield County

WAREHOUSE/OFFICE/FLEX
SPACE FOR LEASE

