

## Industrial Property For Sale and For Lease



**27 Mason Street  
Fairfield, CT**

No warranty of 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.

## 27 Mason Street, Fairfield, CT

Industrial Property for Sale at \$1,200,000.00 OR for Lease: \$10.00/SF - Gross plus Utilities



11,235 square foot industrial building for lease or for sale. Bright interior with skylights. Wide open space with 22' spacing on center columns. Potential drive-in doors. Conveniently located off I-95, Exits 24 & 25.

### The Site

<b>Total Building Size:</b>	11,235 SF
<b>Land:</b>	.73 Acres
<b>Real Estate Taxes:</b>	\$10,966.26 (2011 Taxes)
<b>Zoning:</b>	DI
<b>Stories:</b>	One

### Features

<b>Ceiling Height:</b>	10' Clear
<b>Loading:</b>	3 Docks (8' wide x 7' high)
<b>Amenities:</b>	Skylights Column Spacing 22' on Center One Private Bathroom

### Utilities

<b>Heating:</b>	To Suit
<b>Power:</b>	600 Amp

## Contact

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## Additional Photos



**600 Amp Electrical Service**



**Skylights**



**Exterior of Side Loading Dock**



**Front Reception Area**



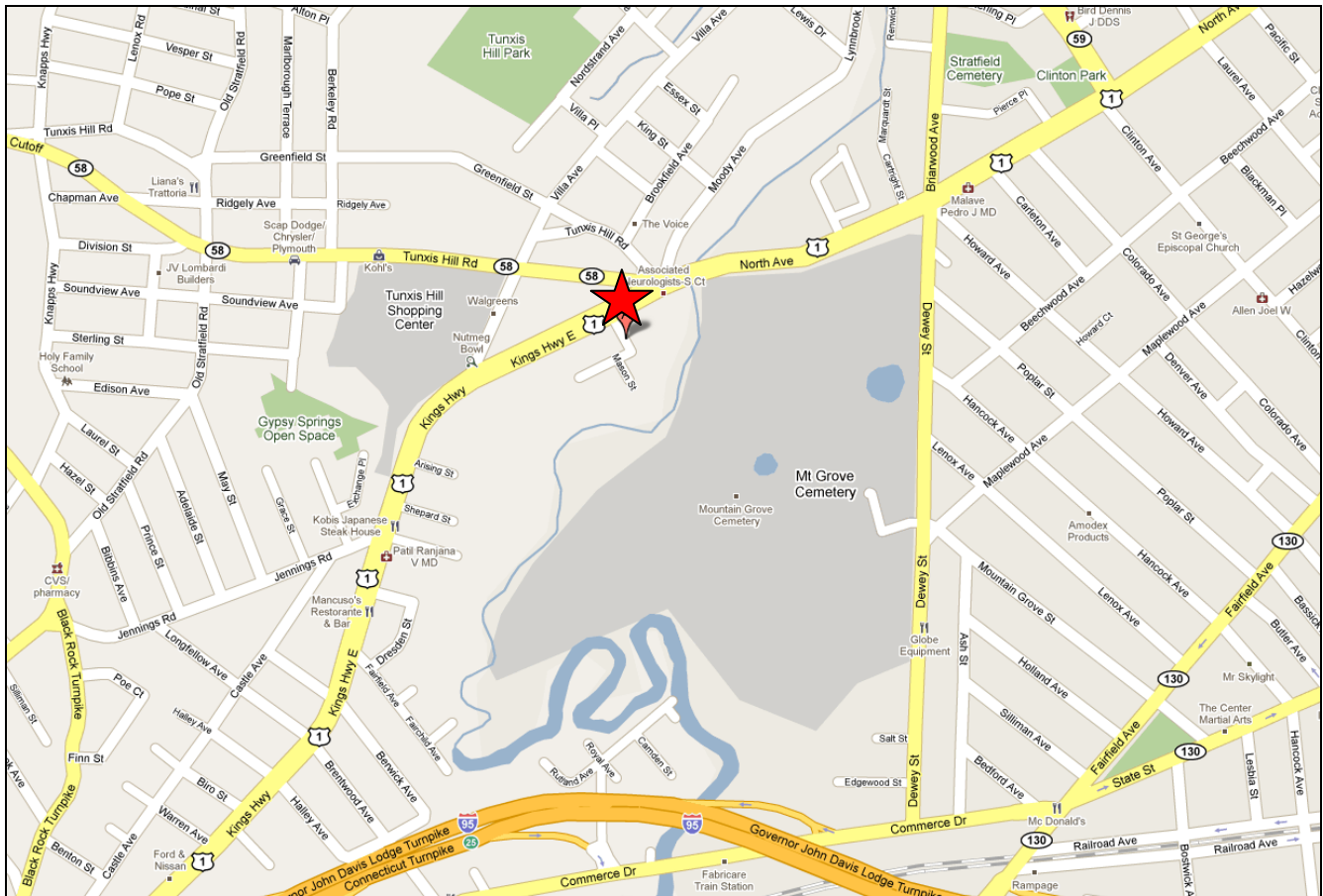
**Interior Area of Side Loading Dock**



**22' Column Spacing on Center**

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## Street Map



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