

111 Black Rock Turnpike, Fairfield, CT

Industrial Space for Sublease: Price Upon Request



Industrial warehouse space for sublease in high traffic area. Sprinkler System. Across from BJ's Wholesale Club and Fairfield Cinemas. Close to planned Fairfield Railroad Station. Easy access to I-95, Exit 24.

The Site

Space Available:	12,337 SF
Total Building Size:	25,756
Land:	1.93 in common
Real Estate Taxes:	+/- \$1.95 / SF (2011 Taxes)
Zoning:	DID
Year Built:	1953, Renovated 1997
Construction:	Masonry
Stories:	One
Floor:	One
Tenancy:	Multiple

Features

Parking:	118 spaces (4.56 / 1,000 SF)
Ceiling Height:	16'
Loading:	Two docks (one interior, one exterior), one drive in door

Utilities

Water/Sewer:	City
A/C:	Yes
Heating:	Gas
Power:	600 Amps

Contact

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

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.