

386 Commerce Drive, Fairfield, CT

Industrial Property for Sale at \$2,500,000.00 OR for Lease: \$125,000/year NNN



Industrial Property for Sale or Lease: Approximately 18,311 SF industrial building, clear span construction with eleven 8' x 8' elevated docks; seven 10' x 12' doors; two 10' x 14' doors; five 11' x 14' doors; and one 12' x 12' door. 1/2 Mile to Fairfield Metro Rail station. Neighbors include Audi, Porsche, Mercedes, Infiniti, Smart Car Dealership, restaurants & more. Easily Accessible, property borders I-95 entrance ramp. Close to I-95, Exits 24 & 25.

The Site

Space Available:	18,311 SF
Total Building Size:	18,311 SF
Land:	1.23 Acres
Real Estate Taxes:	\$35,951.78 (2011 Taxes)
Zoning:	DID
Year Built:	1950
Construction:	Brick and Block
Stories:	2
Tenancy:	Single

Features

Parking:	Fenced
Ceiling Height:	13' 2
Loading:	Eleven docks, fifteen drive in doors

Utilities

Water/Sewer:	City
A/C:	None
Heating:	Gas
Power:	400 Amps

Contact

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

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