

PREMIER  
WATERFRONT OFFICE AND INDUSTRIAL  
SPACE FOR LEASE



300

WILSON  
AVENUE

NORWALK | CONNECTICUT



IMIAN  
PROPERTIES

Spinnaker Real Estate Partners, LLC  
in partnership with

BlueWater Coastal Companies, LLC

203.853.3915

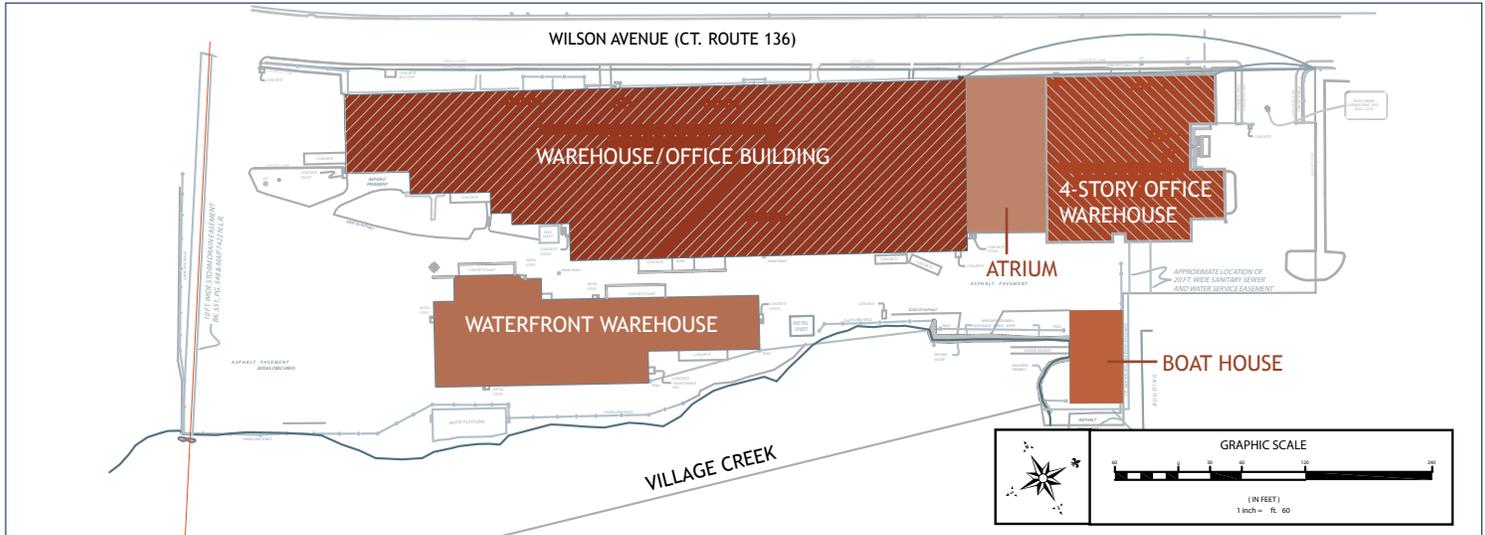
300wilson.com



# space

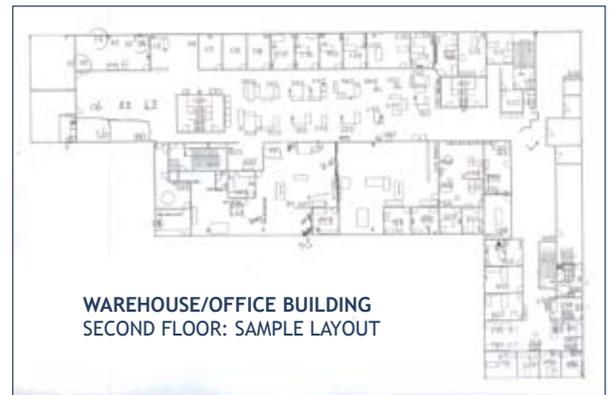
INDUSTRIAL

<b>OVERVIEW</b>	<b>ACRES</b>	13
	<b>ZONE</b>	Industrial
	<b>STRUCTURE</b>	5 Buildings
	<b>SQ. FEET</b>	250,000+
	<b>OTHER</b>	Waterfront and Enterprise Zone



<b>1 WAREHOUSE / OFFICE BUILDING</b>
TOTAL SQUARE FOOTAGE: 104,000
<p>MAIN FLOOR: 78,000+ square feet (concrete floor)</p> <ul style="list-style-type: none"> <li>• 50,000 sq. ft. with 30'+ to roof and 14' drop-ceiling</li> <li>• 28,000 sq. ft. with 14' ceiling (convertible to 30')</li> </ul> <p>Columns:</p> <ul style="list-style-type: none"> <li>• 50' from outside wall to first column</li> <li>• 60' from first column to second column</li> <li>• 50' from second column to outside wall</li> </ul> <p>SECOND FLOOR: 25,000 square feet of office space (Class B)</p> <p>FEATURES: Full heat, air conditioning and sprinklers in office and warehouse space, loading bays, ample parking</p> <p>ROOF: Rubber membrane</p>
<b>2 ATRIUM</b>
TOTAL SQUARE FOOTAGE: 10,000+
<b>3 4-STORY OFFICE WAREHOUSE (SEMI-ABANDONED)</b>
TOTAL SQUARE FOOTAGE: 90,000+
<b>4 WATERFRONT WAREHOUSE</b>
TOTAL SQUARE FOOTAGE: 22,000
<b>5 BOAT HOUSE</b>
TOTAL SQUARE FOOTAGE: 4,400

## BUILDINGS



## DYNAMIC LOCATION

Norwalk is ideally located approximately 45 miles from Midtown Manhattan. The South Norwalk Station serves as the local transportation hub, operating 40-plus trains daily to Midtown Manhattan's Grand Central Terminal via Metro North Railroad. The express train shuttles commuters to and from Manhattan in approximately 60 minutes. In addition, Interstate 95 and Route 15 (Hutchinson/Merritt Parkways) transverse Norwalk, giving the City superior regional access. Local residents benefit from proximity to employment centers in nearby downtown Stamford as well as along Norwalk's Route 7 corridor, which over the last decade has become the City's major employment district. The Property's location along Route 136, known locally as Wilson Avenue, offers high visibility and excellent access.



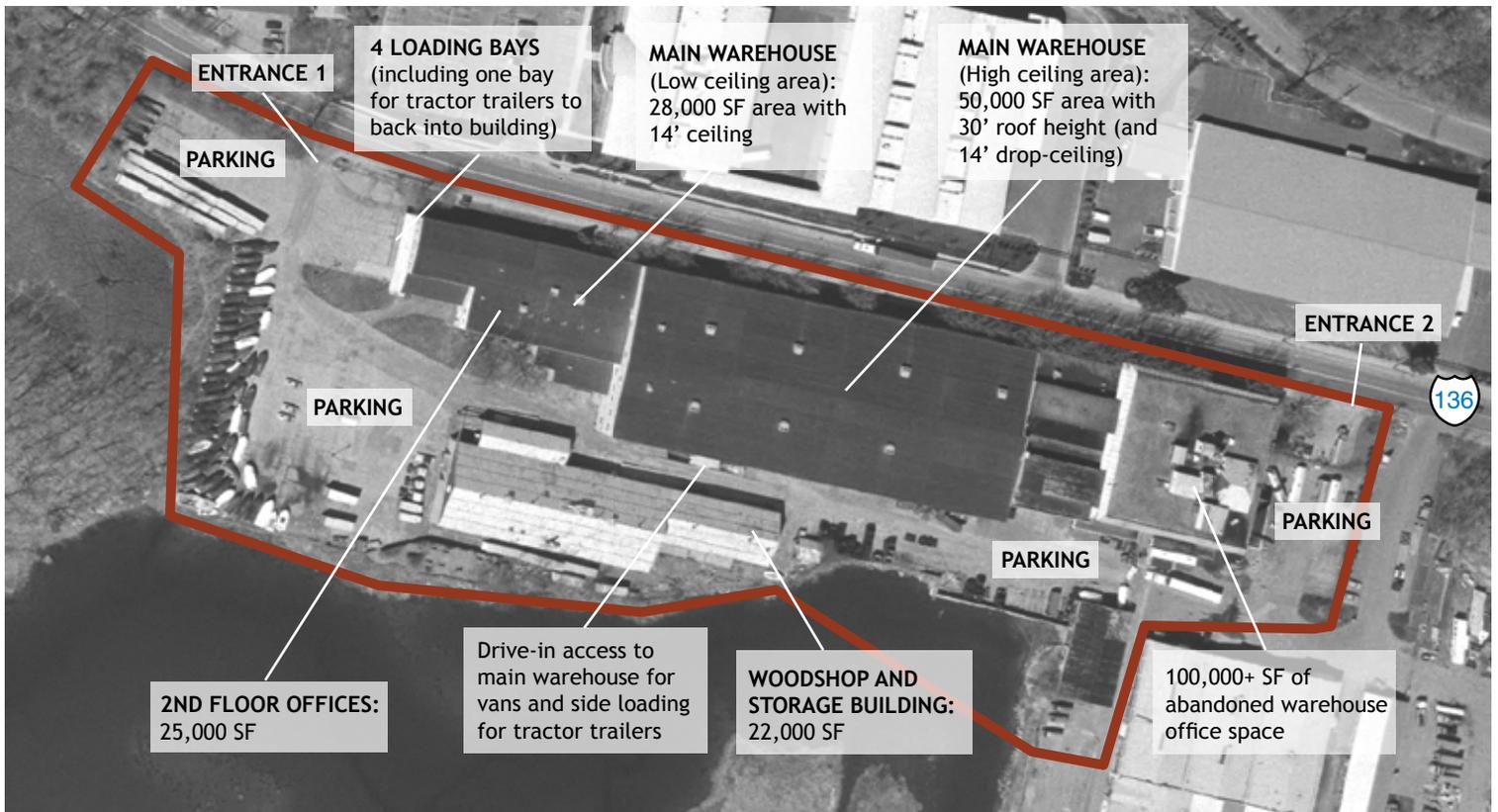
## EXECUTIVE SUMMARY

The economic and demographic factors which define and influence the Bridgeport-Stamford-Norwalk CT Metropolitan Statistical Area (the "MSA"), and especially the immediate Norwalk area and West Fairfield County submarket, are overwhelmingly positive. Fairfield County, including Norwalk and Rowayton, continue to emerge as highly sought-after residential and economic hubs of the Greater New York area.

The demographic and economic fundamentals immediately surrounding 300 Wilson Avenue are exceedingly positive and have shown continual improvement. **The property is classified as Industrial Zone No. 1 (which allows for the maximum range of uses by tenants) and is located in an enterprise zone.**

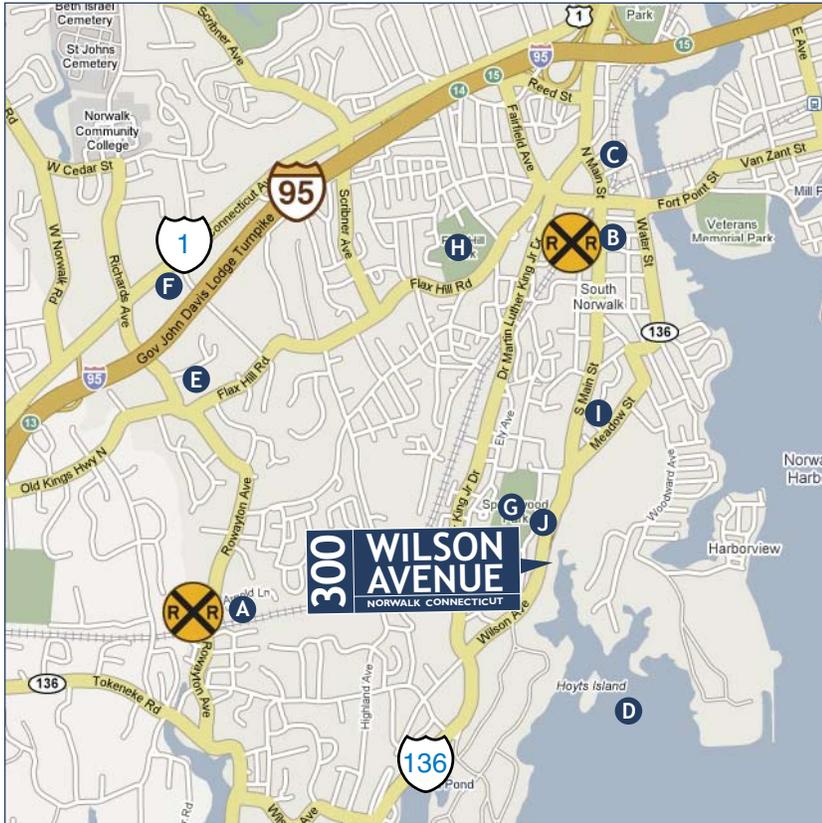
## IN GOOD COMPANY

The metro's relative affordability (vis-a-vis New York City), in-place infrastructure and convenient access to public transportation makes Fairfield County a strategic choice for existing companies including many of the nation's largest firms. Virgin Atlantic and Diageo both maintain their North American headquarters in Norwalk. Other noteworthy employers include Emcor, Norwalk Hospital, Northrop Grumman Norden Systems, Priceline.com, SoBe, Arch Chemical, Applied Biosystems, GE Capital and Kayak.com.



location  
W A T E R S I D E

# MAP



- A** Rowayton Train Station
- B** South Norwalk Train Station
- C** South Norwalk (Less than 2 miles away)
- D** Norwalk Harbor
- E** SoBe
- F** Priceline.com
- G** Springwood Park
- H** Flax Hill Park
- I** FedEx
- J** DHL



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