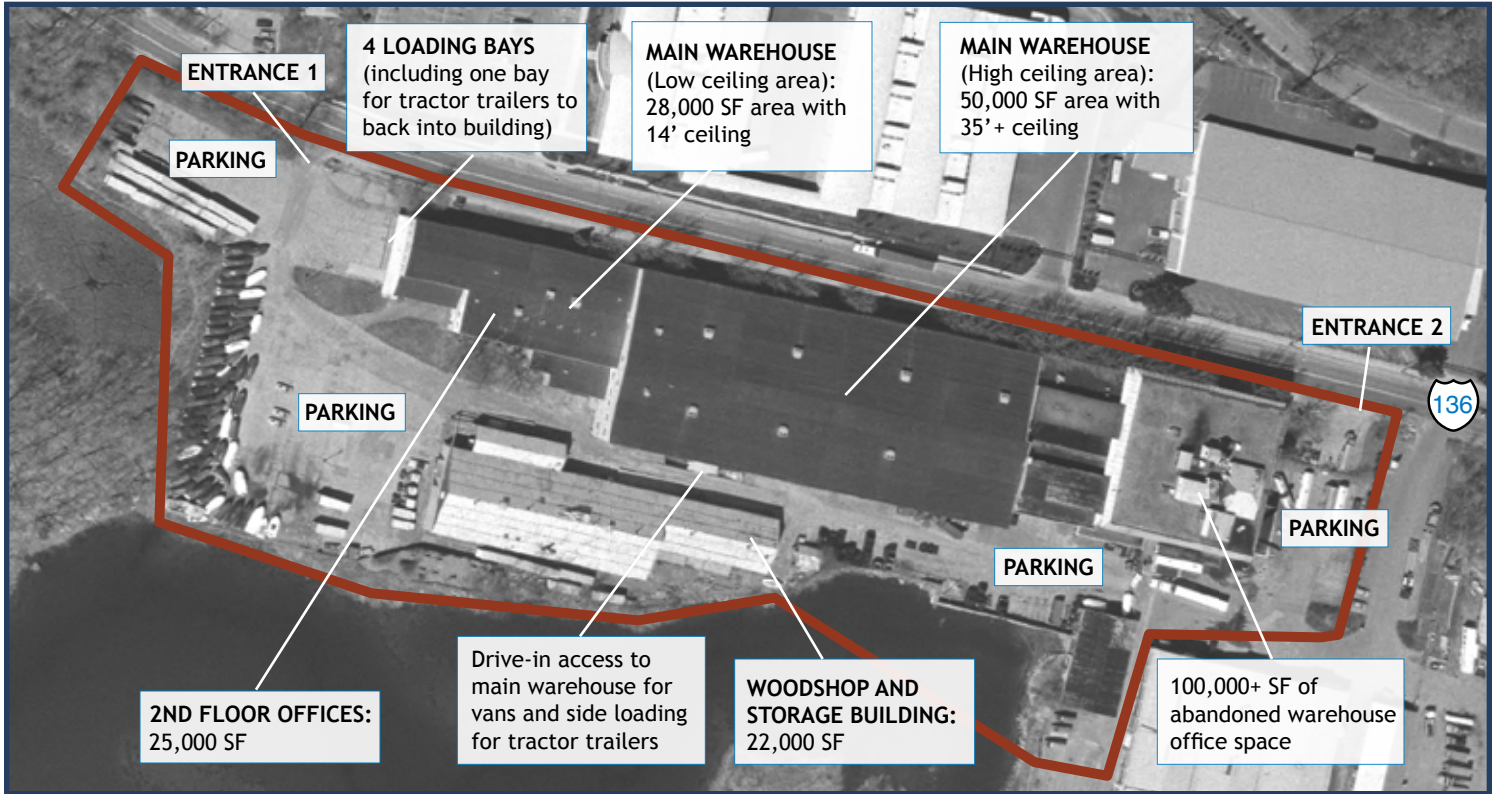


FILM/PRODUCTION FACILITIES

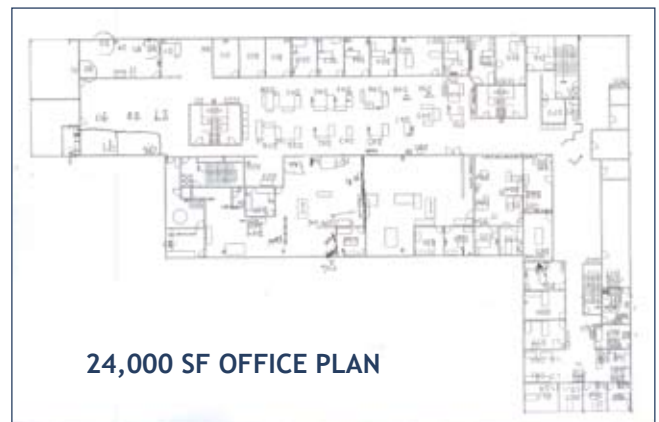
300 WILSON AVENUE
NORWALK | CONNECTICUT

Suitable for conversion from a former warehouse and office space. **50,000 SF with 35' ceilings, an additional 28,000 SF with 14' ceilings, and 24,000 SF of ready to use office space. All in excellent condition, with full HVAC and parking for 300+ cars and trucks.**



Entertainment tenants can take advantage of the new Connecticut **tax credits:**

- 30%** for film and television production expenses
- 20%** for infrastructure expenses
- 30%** for digital animation expenses



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