

20 GARLAND DRIVE STAMFORD, CT 06907



ANGEL 
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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12,736 SF Two-Story Industrial Flex Building for Sale at \$2,500,000 or for Lease at \$15/SF NNN



Angel Commercial, LLC, as the exclusive broker, is pleased to offer a prime **12,736 SF industrial flex building** at **20 Garland Drive in Stamford, CT**. Available for sale at **\$2,500,000** or for lease at **\$15/SF NNN**, this highly functional asset is situated on **0.34 acres** with **22 dedicated parking spaces**, strategically located in between I-95 and the Merritt Parkway.

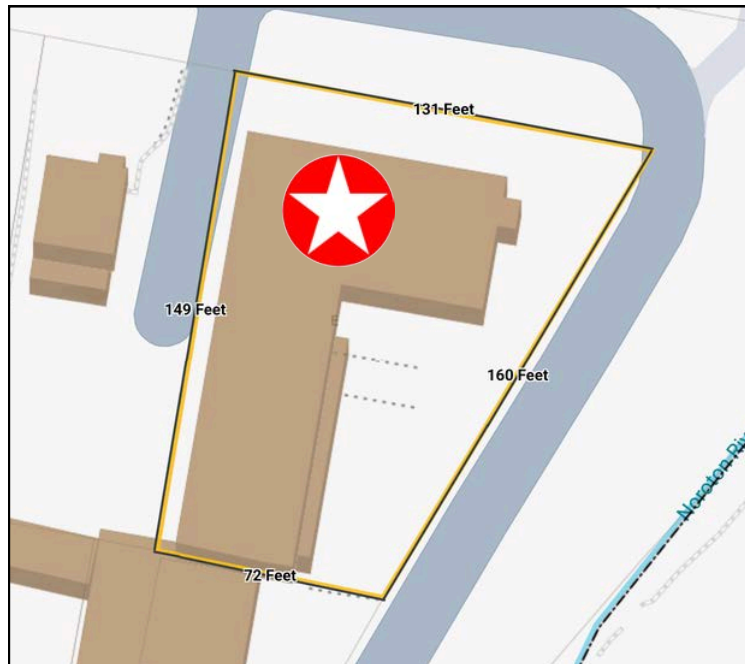
The facility is engineered for high-performance operations, featuring **three 9' W x 8' H dock height loading docks**, **two drive-in doors**, and a **vertical freight lift** providing seamless access to second-level storage. For operators requiring specialized verticality, the warehouse offers an exceptional value-add opportunity: the current two-story configuration can be converted into a **single-story, high-bay facility** by removing the second-floor deck, unlocking expansive clear heights for high-density racking or automated storage.

The **professional administrative wing** includes private offices, a conference room, and a kitchenette. Enhancing operational oversight and staff comfort, the facility is equipped with an **integrated video security system** and **four restrooms, two of which feature showers**.

Sustainability and resilience are core features of the property, which is powered by a robust **400 Amp, 3-phase electrical service** and a **newly installed 39.36KW solar array that reduces electricity costs by approximately 50%**. The building also features a full-building **wet sprinkler system** and a **24KW Generac generator** for total operational continuity.

Strategically located in the **RM1 zoning district**, the property offers superior access to the **Merritt Parkway (Route 15)** and **I-95 (Exit 9)** and is just **0.9 miles from the Springdale Metro-North Station**. This asset is an ideal choice for businesses seeking a modern, flexible industrial space in a premium, well-connected submarket.

PROPERTY DETAILS



THE SITE

Total Building Size:	12,736 SF
Space Available:	12,736 SF
Building Type:	Industrial Flex
Land:	0.34 Acres
Zoning:	Multi-Family Residence District (RM1)
Year Built:	1951
Construction:	Stucco Wood
Stories:	Two
Tenancy:	Single

FINANCIAL INFORMATION

Sale Price:	\$2,500,000
Lease Rate:	\$15/SF NNN
Real Estate Taxes:	\$30,515.96 (2025)

FEATURES

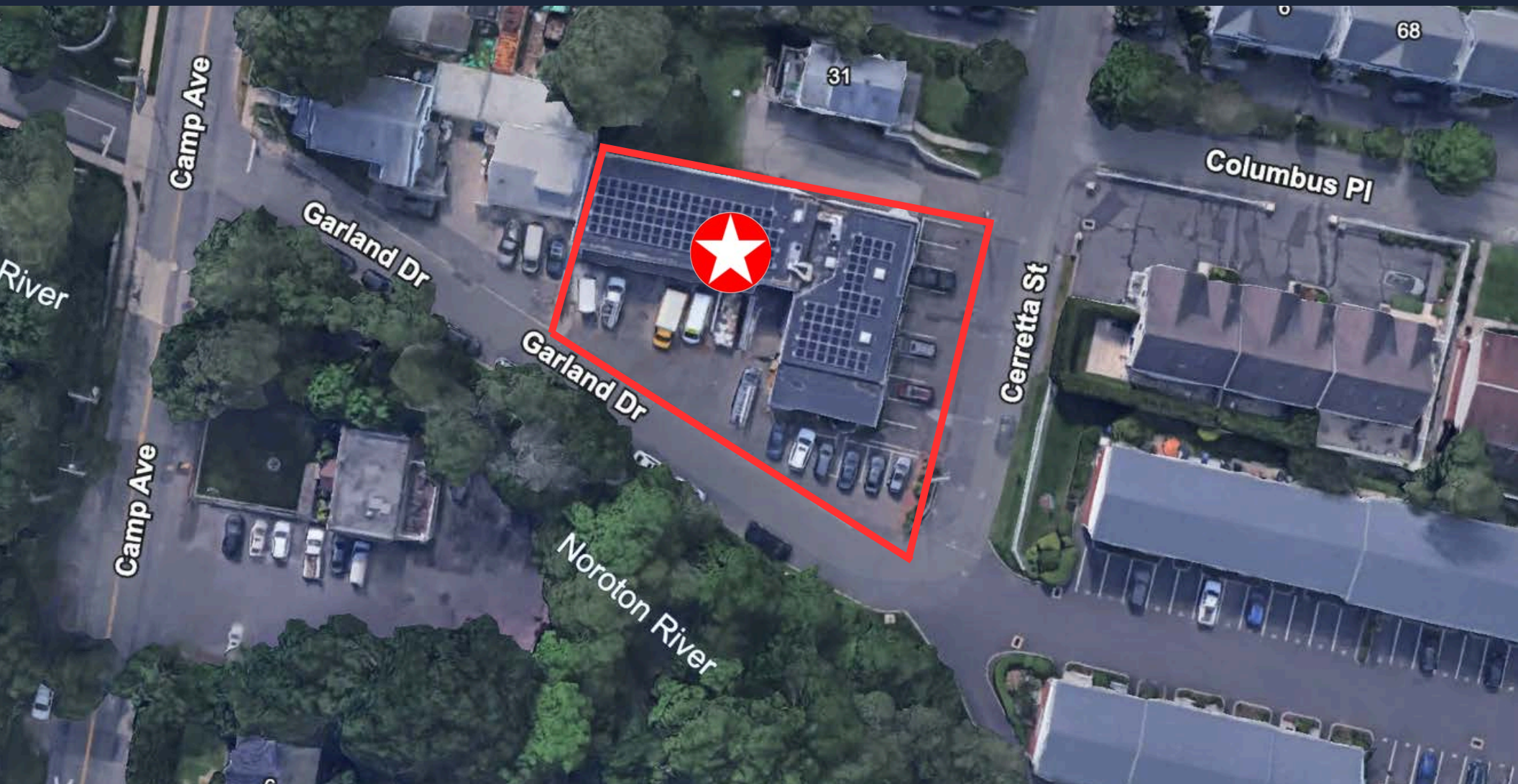
Parking:	22 Dedicated Spaces
Loading:	Three 9' w x 8' H Dock Height Loading Docks, 2 Drive-In Doors
Ceiling Height:	7' to 9' 10" Clear
Amenities:	Four Restrooms (Two with Showers), Kitchenette, Wet Sprinkler System, Vertical Freight Lift, Integrated Video Security, 24KW Generator

UTILITIES

Water/Sewer:	City/City
Heating:	Gas
A/C:	Partial
Electrical Power:	120/240V, 400 Amps, 3-Phase
Solar Power:	Newly Installed 39.36KW Solar Array Actively Reduces the Property's Electric Bill by ~50%

LOCATION

Traffic Count:	9,100 Average Daily Volume
Commuter Rail:	0.9 Miles to Springdale Station
Highway:	1.5 Miles from the Merritt Parkway (Route 15) and 3.5 Miles from I-95 (Exit 9)
Airport:	17.1 Miles to Westchester County Airport
Bus:	0.3 Miles for a CTtransit Bus Stop at Camp Avenue & Ryan Street



OPERATIONAL SITE SPECIFICATIONS



0.34-Acre Level
Corner Lot



160' Frontage on
Garland Drive



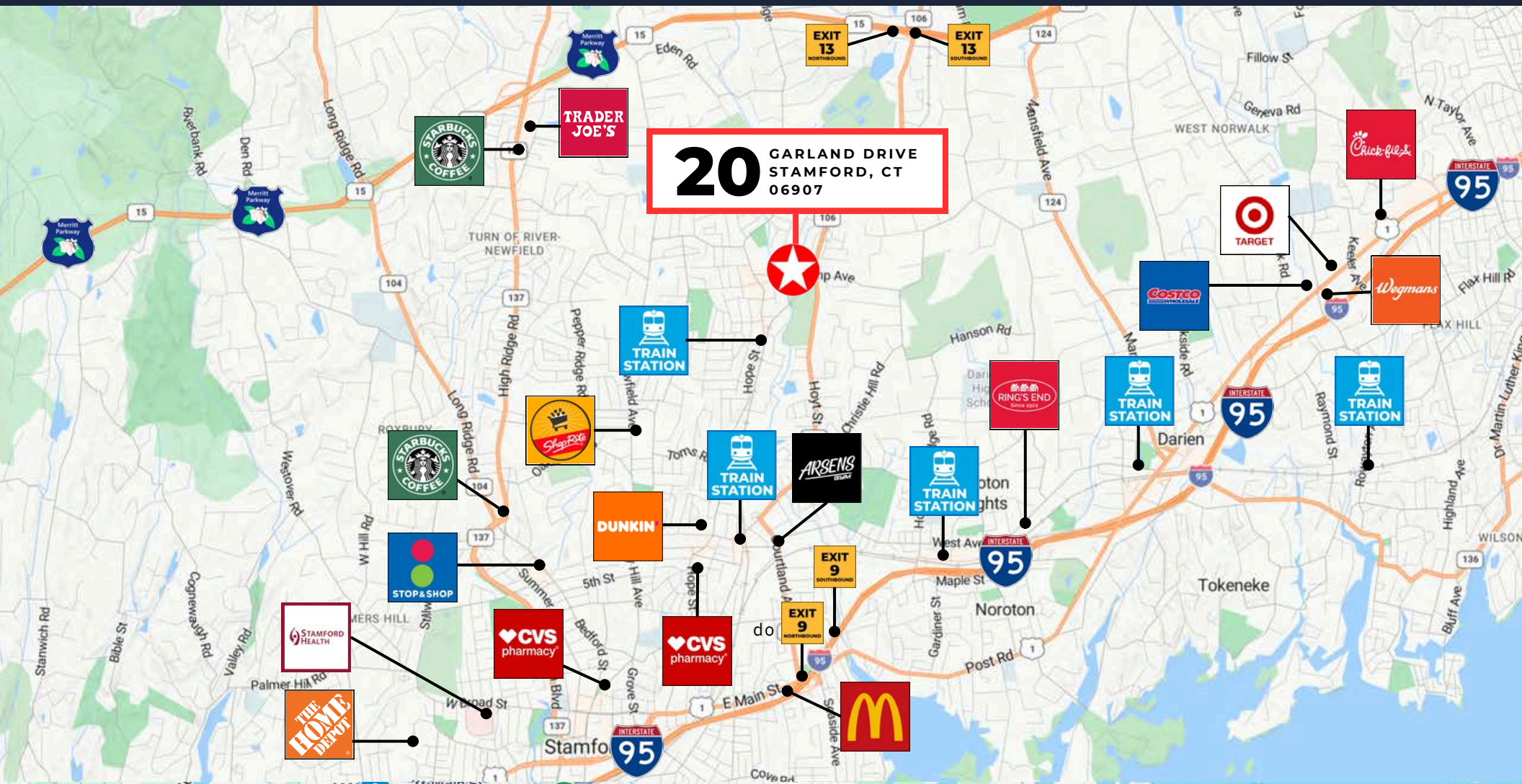
22 Dedicated
Parking Spaces



Three Dock Height
Loading Docks



Two Drive-In
Doors



20 GARLAND DRIVE
STAMFORD, CT
06907

STRATEGIC LOCATION & REGIONAL CONNECTIVITY



Near Retail Stores
& Restaurants



3.5 Miles to
I-95



~1.5 Miles to the
Merritt Parkway



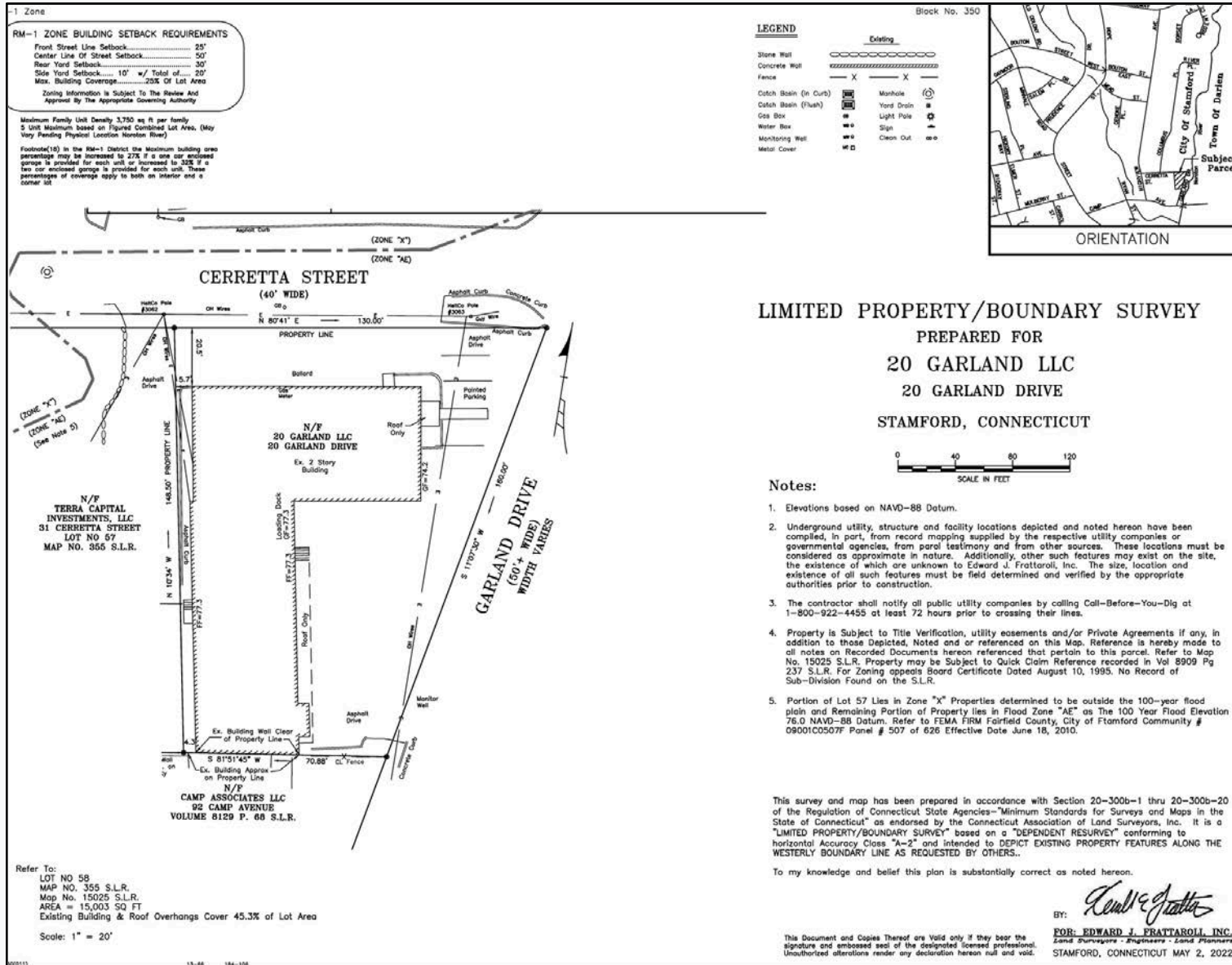
0.9 Miles to
Springdale Train Station



0.3 Miles to a
CTtransit Bus Stop

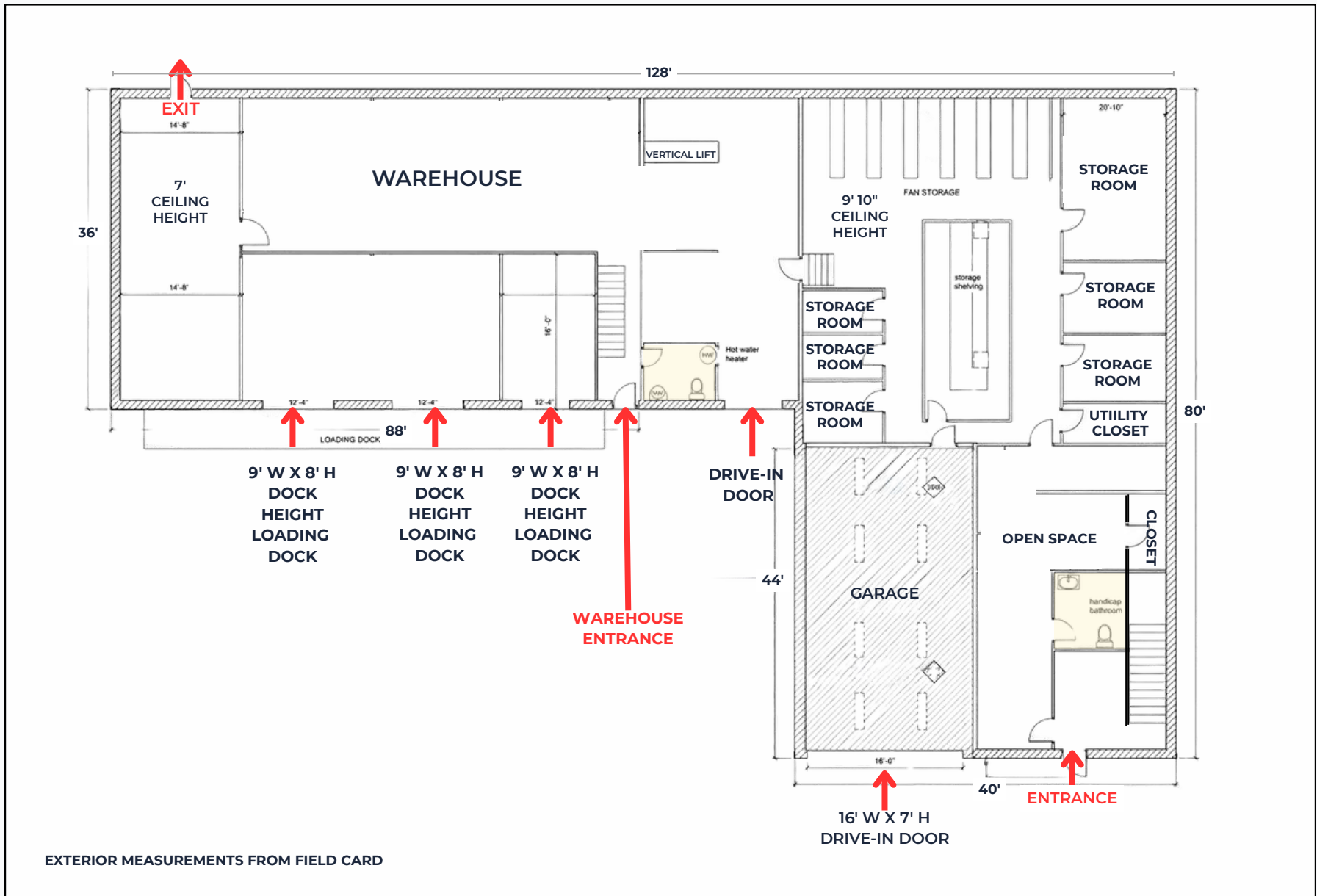
SITE PLAN

Multi-Family Residence District (RM1)



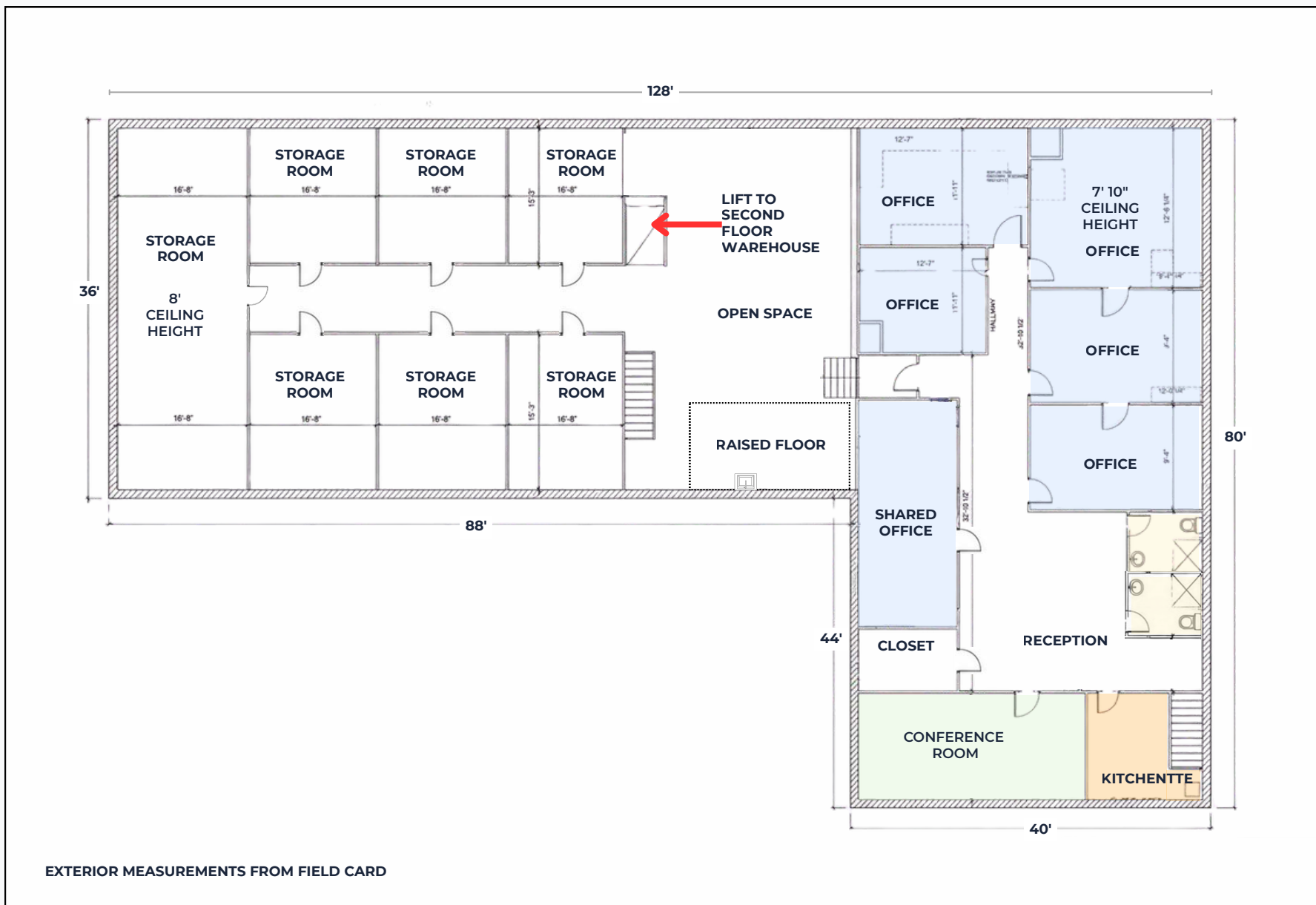
FLOOR PLAN - FIRST FLOOR

6,368 SF



FLOOR PLAN - SECOND FLOOR

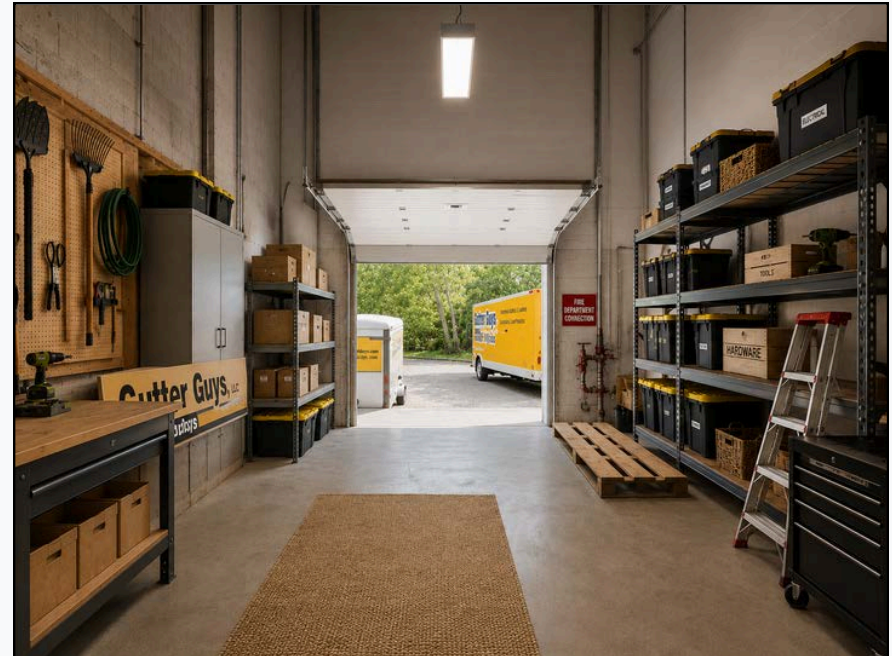
6,368 SF



THE HIGH-BAY CONVERSION OPPORTUNITY



Current Configuration



Proposed High-Bay Conversion

STRATEGIC VALUE-ADD

By removing the existing 2,240 SF second-floor deck, the facility can be transformed into a high-bay facility. This unlocks expansive vertical clearance for high-density racking and automated storage—assets in critical shortage in the Stamford market.

VIRTUALLY STAGED PHOTO GALLERY - ADMINISTRATIVE WING



Modern Reception Area



Executive Conference Room



One of Five Private Offices



Sunlit Kitchenette

Photos have been virtually staged to illustrate potential furniture and equipment layouts.

VIRTUALLY STAGED PHOTO GALLERY - WAREHOUSE INTERIOR



Vertical Freight Lift for Access to Second-Level Storage



Secure Industrial Storage



Interior View of One of Three Loading Docks



Versatile Employee Breakroom

Photos have been virtually staged to illustrate potential furniture and equipment layouts.

PHOTO GALLERY - OPERATIONAL RESILIENCE & ENERGY EFFICIENCY

Estimated 50% Reduction in Electricity OPEX.
The 39.36KW Solar Array provides a significant hedge
against rising utility costs,
directly increasing the property's Net Operating Income (NOI)



24KW Generator Provides Backup Power




DEMOGRAPHIC EXECUTIVE SUMMARY





Positioned within a **key industrial corridor** in Stamford, **20 Garland Drive** is supported by a solid local demographic profile. The immediate 1-mile radius features a stable population with an **Average Household Income of \$220,167**. With a **daytime population of 9,567**, the area provides a robust environment for industrial and commercial operations.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	10,631	93,720	224,724
Daytime Population	9,567	94,141	230,743
Total Households	4,092	36,359	86,555
Average Household Income	\$220,167	\$214,016	\$210,366
Median Household Income	\$123,851	\$122,163	\$116,912

EDUCATION & WORKFORCE

-  **Educational Attainment: 59% of residents hold a Bachelor's, Graduate, or Professional degree**, reflecting a local workforce geared toward skilled industrial and service sectors.
-  **Professional Workforce:** The area features a **76% White-Collar employment** rate, providing a balanced labor pool of both administrative professionals and skilled blue-collar workers.
-  **Labor Market Strength:** The local unemployment rate stands at **4.0%**, aligning with regional averages and indicating a steady, available labor market for high employment stability.

HOUSING CHARACTERISTICS

-  **High Home Ownership: 70.6%** of housing units in the immediate area are **owner-occupied**, with a high concentration of rental options that support a flexible local workforce.
-  **Household Composition:** Small households dominate the area, with 1-person households (34.3% of owners) and 2-person households (30.5% of owners) being the most common, highlighting a demographic of individual professionals and couples.

Source: ESRI Business Analyst
(Key Metrics Based on 1-Mile Radius)

NEXT STEPS

20 GARLAND DRIVE
STAMFORD, CT
06907



VIEW ZONING
REGULATIONS



VIEW FIELD CARD



EMAIL BROKER



VIEW
ONLINE LISTING



VIEW TAX BILL



CALL BROKER

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