

# 482 GLENBROOK RD STAMFORD, CT



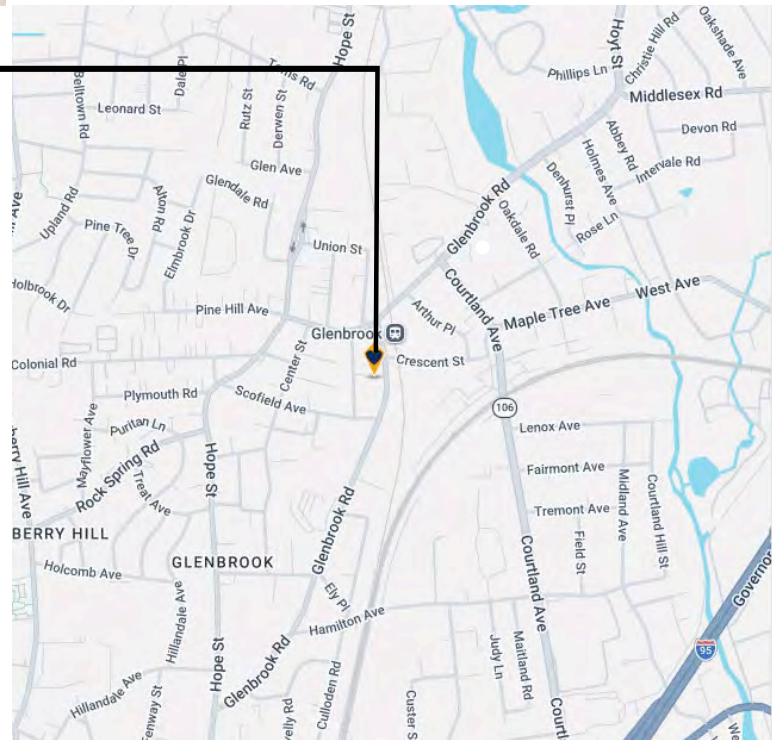
EAC Properties as exclusive broker presents 482 Glenbrook Road in Stamford, Connecticut. This modern, single-story industrial/warehouse building built in 1960 offers 4,500 SF warehouse/showroom, accessible through shared lobby with access to one 3' shared loading dock. This multi-tenanted building combines strong access with updated 2015 renovations and competitive NNN/Base rent economics.

With 14' clear height, one shared loading dock, wet sprinklers, natural gas heat, air-conditioned office, and concrete floors, the space is well suited for distribution, light industrial, and flex users. Located on 0.43± acres between I-95 and Route 15 and within walking distance of the Glenbrook Train Station.

Inquire for pricing.

## AVAILABLE FOR LEASE

- Flexible & open floor plan, 4,500 SF on .43 acres
- Owner Flexible on use and terms, Estimated NNN \$5.50
- Gas - Natural, 2 Zone Efficiency Dual Fuel Heating - Lighting /City Water & Sewer
- 20 Surface Spaces - 1.00/1,000 SF
- 14' Clear Height
- 1 fixed 3' high loading dock
- 400 3-phase electrical service / Cat 5 Throughout
- Located just 1 mile from Interstate 95
- 20.9 Miles from Westchester County Airport, 36 miles to the Port of New York and New Jersey.
- Easy access to New York metro markets and the Northeast corridor.
- Tenant List: We Recycle Computers Inc & Sabah Shoes



## CONTACT

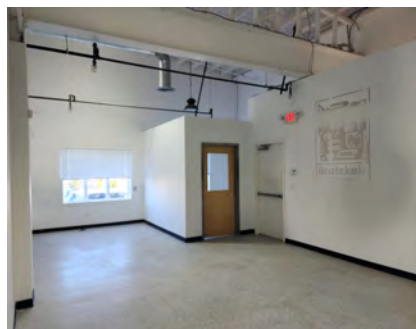
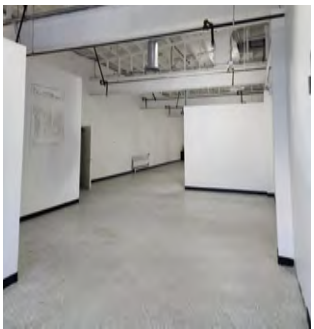
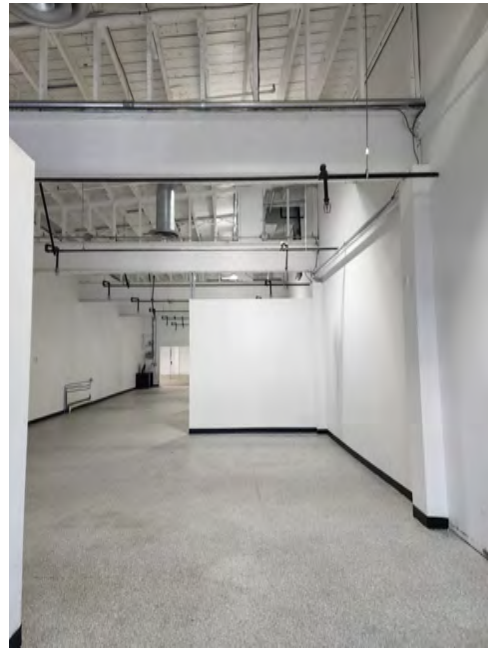
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## Public Transportation

Transit/Subway	Drive	Walk	Distance
Glenbrook Station (New Haven Line...)	1 min	3 min	0.1 mi
Commuter Rail	Drive	Walk	Distance
Glenbrook Station (New Haven Line...)		2 min	0.1 mi
Airport	Drive	Walk	Distance
Westchester County	27 min		15.5 mi
LaGuardia	53 min		34.7 mi
John F Kennedy International	60 min		42.3 mi

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