

FOR LEASE

317 COURTLAND AVENUE

STAMFORD, CT 06906

**CONTRACTOR YARD
W/ OFFICE / WAREHOUSE**



SECURE OUTDOOR YARD

Ideal for contractor storage, truck parking, fleet staging, equipment storage & more



**APPROX. 500 SF
WAREHOUSE / OFFICE**

Flexible space for operations, dispatch, storage or admin use



AMPLE OUTDOOR SPACE

Well-suited for truck parking, equipment storage & fleet use



CENTRALLY LOCATED

Easy access to major highways, downtown Stamford & transportation hubs



IDEAL FOR

Contractors, landscapers, masons, electricians, plumbers, transportation companies & more

LOCATION HIGHLIGHTS

- ✓ Minutes to I-95 (Exits 6 & 7), Route 1 & Merritt Parkway
- ✓ Close to Downtown Stamford & Stamford Transportation Center
- ✓ Excellent connectivity throughout Fairfield County, Westchester County & New York City
- ✓ Ideal industrial corridor with strong surrounding demand
- ✓ Limited availability of similar yard spaces – a rare opportunity in today's market

NRES
NIZZARDO REAL ESTATE SERVICES



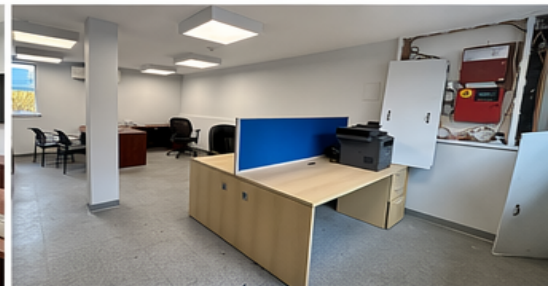
CODY NIZZARDO
203-667-3122
cody@nizzardo.com



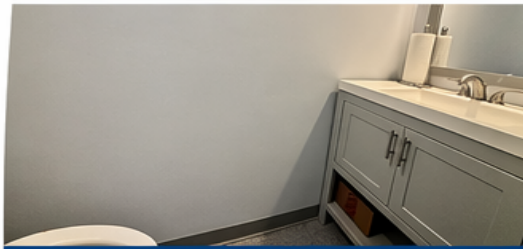
**CONTRACTOR YARD & WAREHOUSE/ OFFICE SPACE
IN A HIGHLY ACCESSIBLE STAMFORD LOCATION**



OFFICE AREA



OPEN WORKSPACE



RESTROOM



SECURE OUTDOOR YARD



AMPLE YARD & PARKING AREA



TRUCK PARKING / FLEET STORAGE



317
COURTLAND AVE
CONTRACTOR YARD
W/ OFFICE / WAREHOUSE
FOR LEASE

SECURE. ACCESSIBLE. FUNCTIONAL.

THE RIGHT SPACE FOR YOUR BUSINESS.