



333 Wilson Avenue, Norwalk, CT

Office Space Available for Lease: \$19/SF NNN



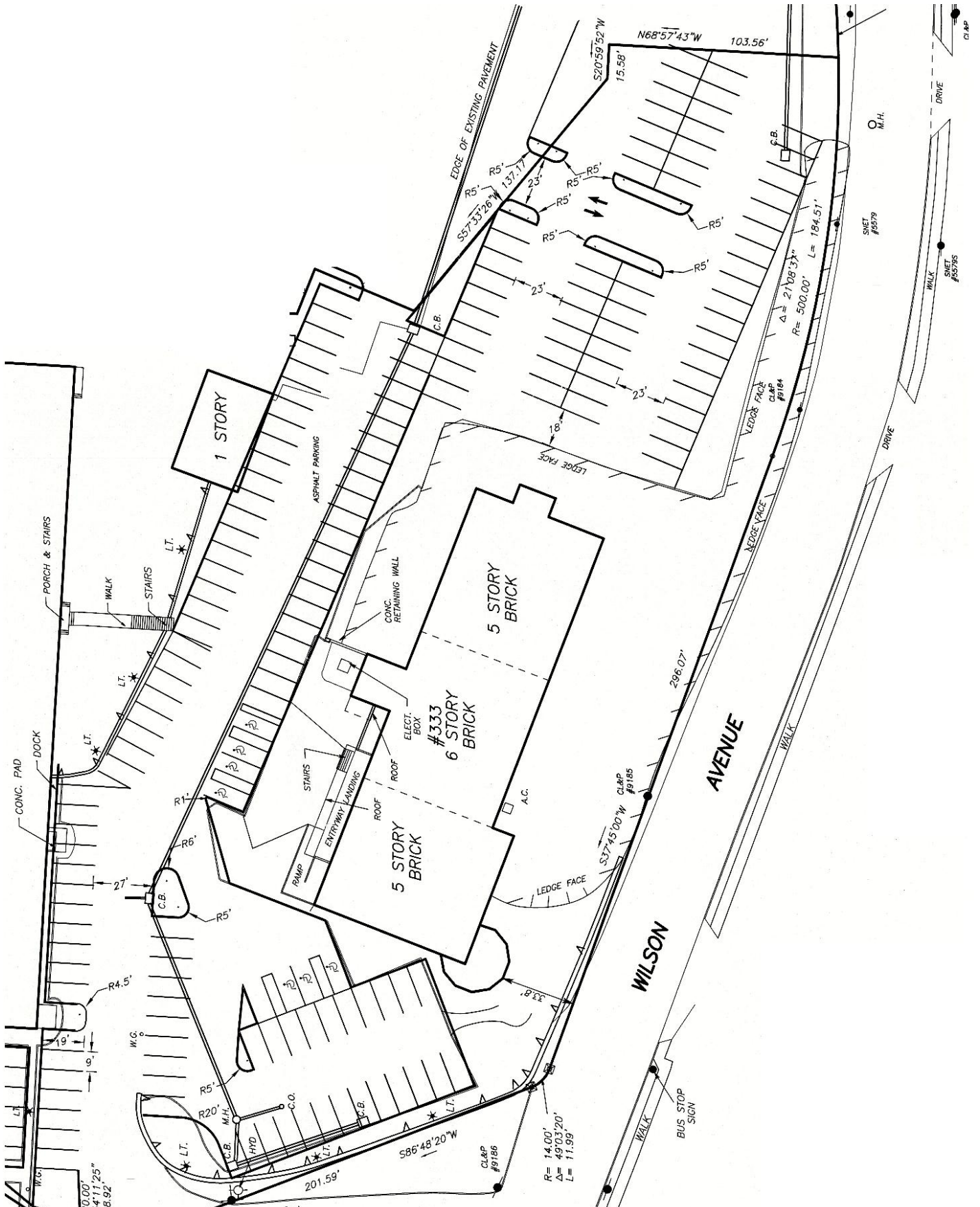
Gorgeous Class B Office Space: Renovated over the years, 333 Wilson is home to Wusthof-Trident of America, who occupies 28% of the building and two other buildings on site. The Second, Third and Fifth floor offering 14,115 SF of vacant office space each and the Sixth floor with an additional 7,400 SF, a company can come in and make this their new home. Will lease up each floor individually, or combined with another floor (will not split up any floors).

The Site

Total Space Available:	49,745 SF
Total Building Size:	68,198 SF
Second Floor:	14,115 SF ~ \$19/SF NNN
Third Floor:	14,115 SF ~ \$19/SF NNN
Fifth Floor:	14,115 SF ~ \$19/SF NNN
Sixth Floor:	7,400 SF ~ \$19/SF NNN
Land:	2.24 Acres
Real Estate Taxes:	\$86,692 - \$1.27/SF
Zoning:	Industrial-1
Stories:	Six
Tenancy:	Multiple

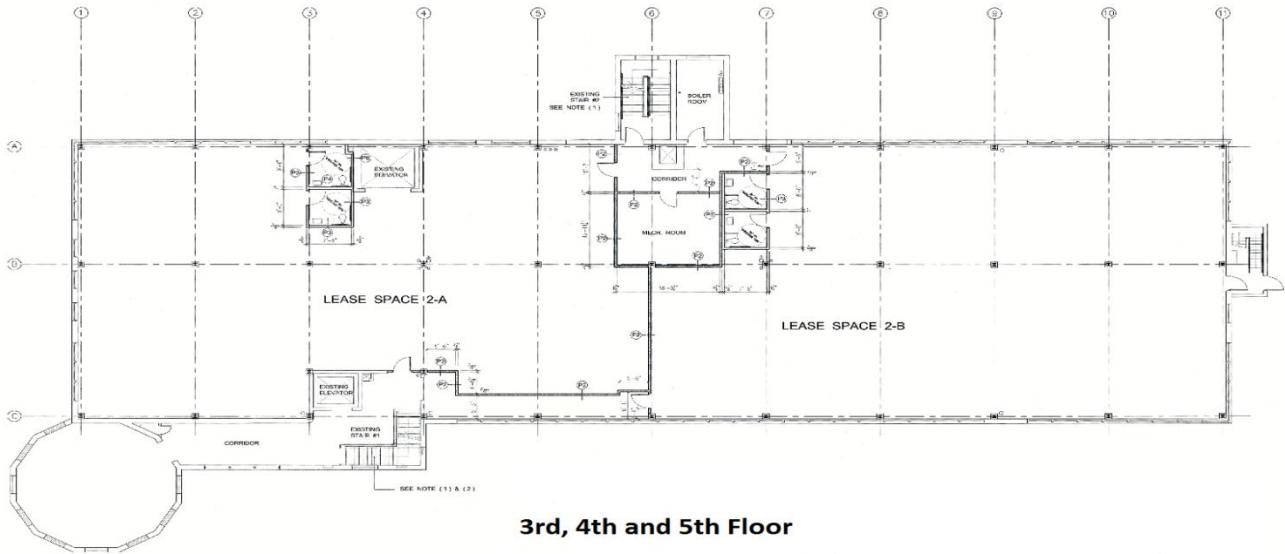
Utilities

Each tenant has their own heat, electric and bathrooms. Tenants are responsible for all utilities consumed in their spaces.*

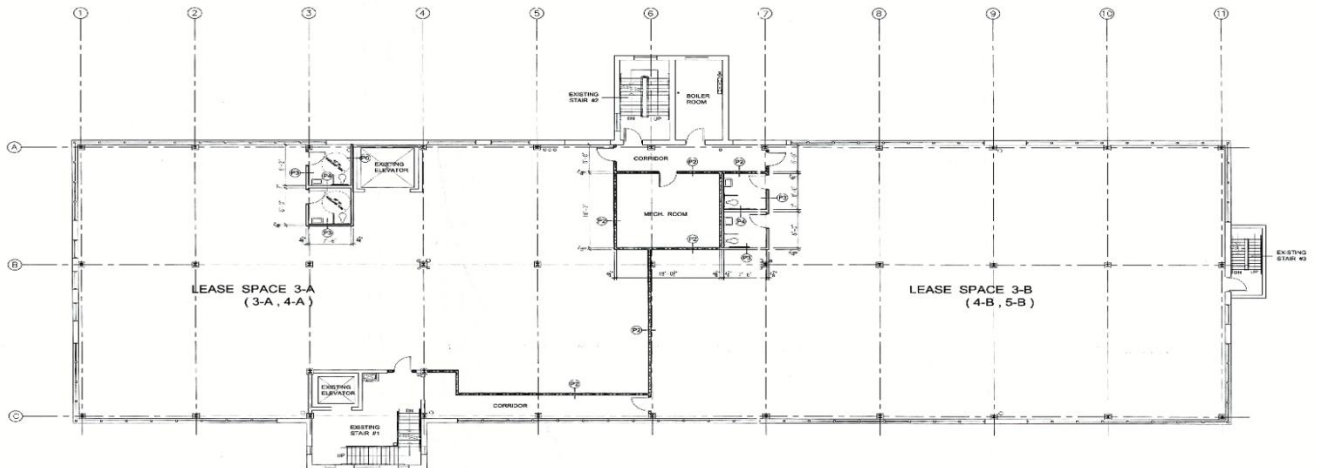




2nd Floor



3rd, 4th and 5th Floor



6th Floor

