

Stamford, CT

BUILDING FOR LEASE

12 Irving Avenue

IDEAL FOR CONTRACTORS OR LANDSCAPERS



AVAILABLE:

2,892 SF Freestanding Building

NEIGHBORING TENANTS:

Spot On Veterinary Hospital, Hilton Stamford Hotel, Life Storage, Stamford Hospital, Concentra, K9 Pet Resorts & Luxury Hotel, Davita, Stamford Health Medical Group, La Quinta Inn & Suites, SWC Office, Sportplex, Windowrama, CubeSmart, USPS, Starbucks, CVS, Home Depot, and many more

ADDITIONAL INFORMATION:

- 0.12 Acre Lot
- 6 Parking Spaces
- Rear Yard
- Front and Rear Garage Doors
- Gas Line
- ±50' of Frontage on Irving Avenue
- Ceiling Heights:
 - 11'3" to the Beams
 - 13'6" to the Deck

TRAFFIC COUNTS:

10,000 Vehicles Per Day Along Selleck Street
125,900 Vehicles Per Day Along I-95

GROSS RENT:

Call For Details

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	34,265	124,061	179,617
Avg. HH Income	\$153,177	\$185,048	\$229,401

For More Information,
Please Contact:

914-237-3400

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ROYAL

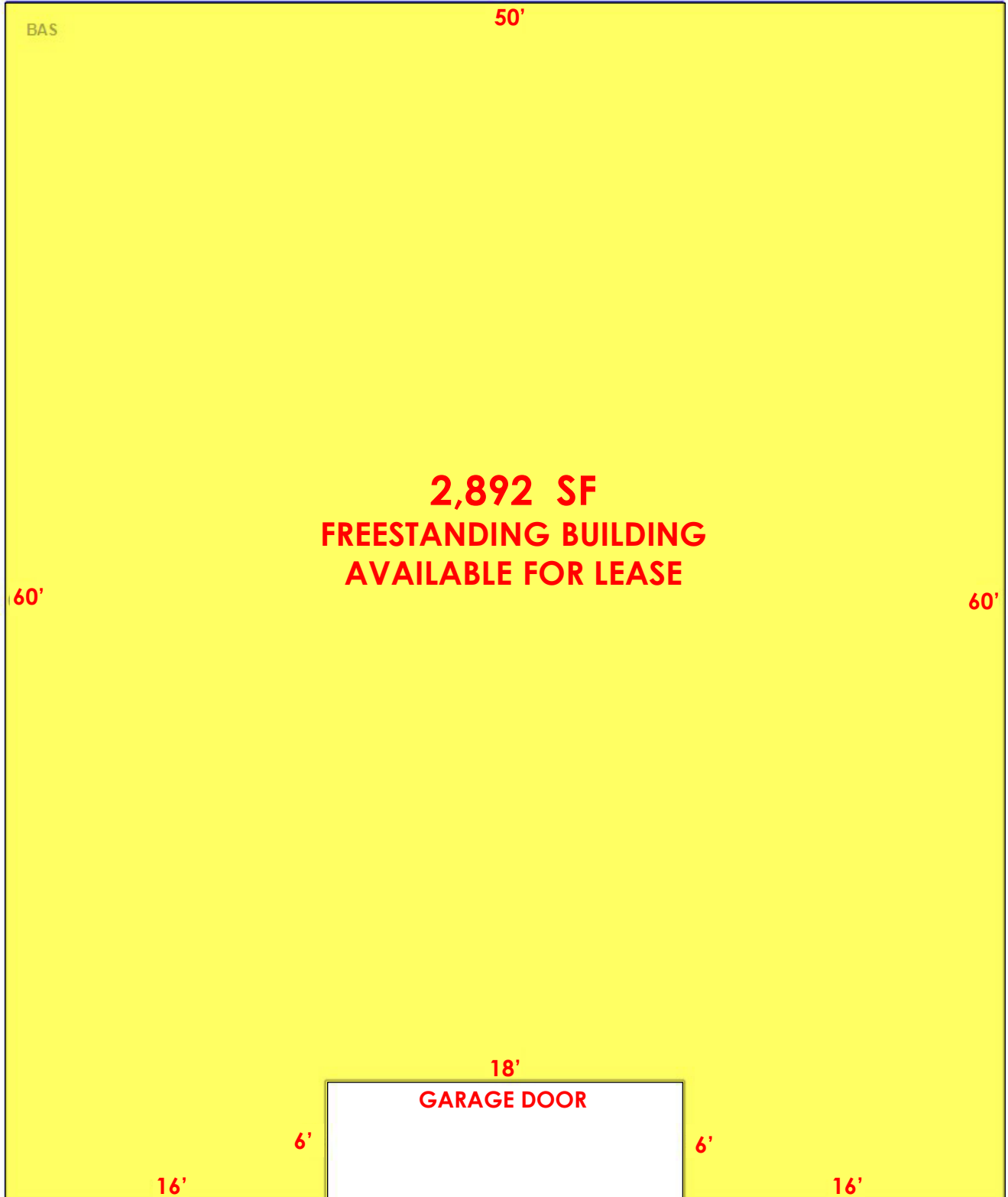
PROPERTIES

www.RoyalPropertiesInc.com

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REAR YARD

GARAGE DOOR



IRVING AVENUE



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INTERIOR VIEW - FRONT GARAGE DOOR



REAR GARAGE DOOR/YARD



INTERIOR VIEW - REAR GARAGE DOOR



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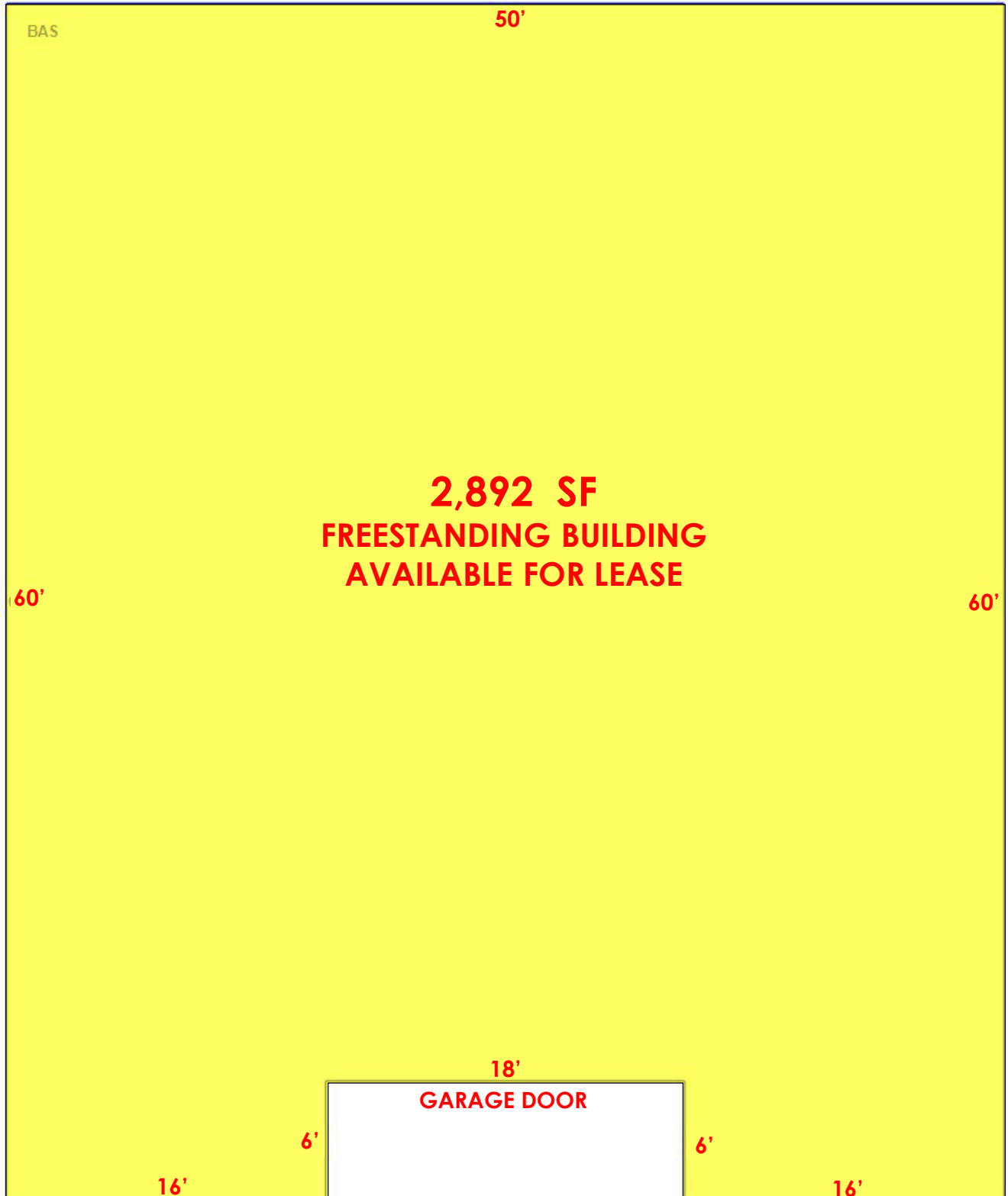
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