

Stamford, CT

17 Irving Avenue

INDUSTRIAL/FLEX SPACE FOR LEASE



AVAILABLE:

5,156 SF Plus 397 SF Basement

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:

- 42,000 SF Two Story Warehouse/Flex Building
- Direct Meter for Electric, Gas & Water
- Electric – 400 Amps
- Ceiling Heights – Approximately 23'
- 11 Dedicated Parking Spaces Plus Street Parking
- Overhead Door
- Strategically Located on the Corner of Selleck and Irving in the Waterside Neighborhood of Stamford, CT
- Minutes from I-95 Exit 6 & Exit 7 and MTA Stamford Train Station
- 45 Minute Express Train to Grand Central Terminal

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	34,662	123,721	180,103
Avg. HH Income	\$152,653	\$184,924	\$229,999

**For More Information,
Please Contact:**

914-237-3400

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ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

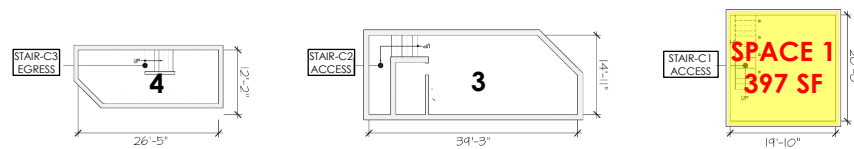
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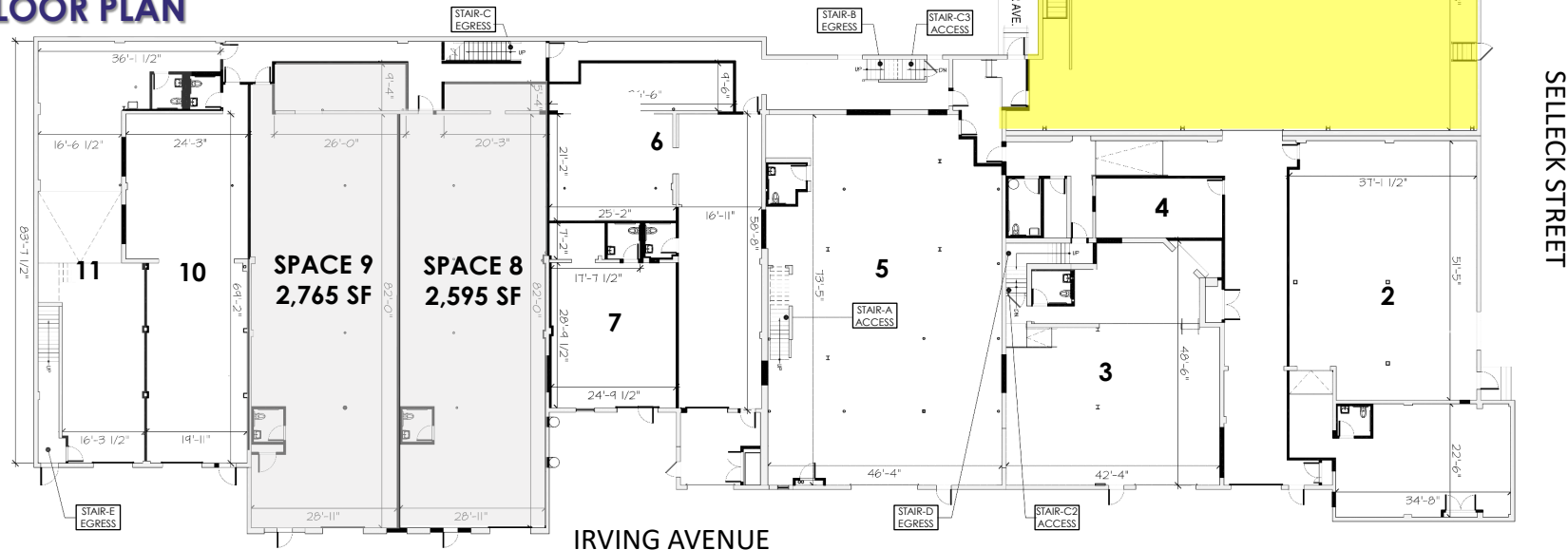
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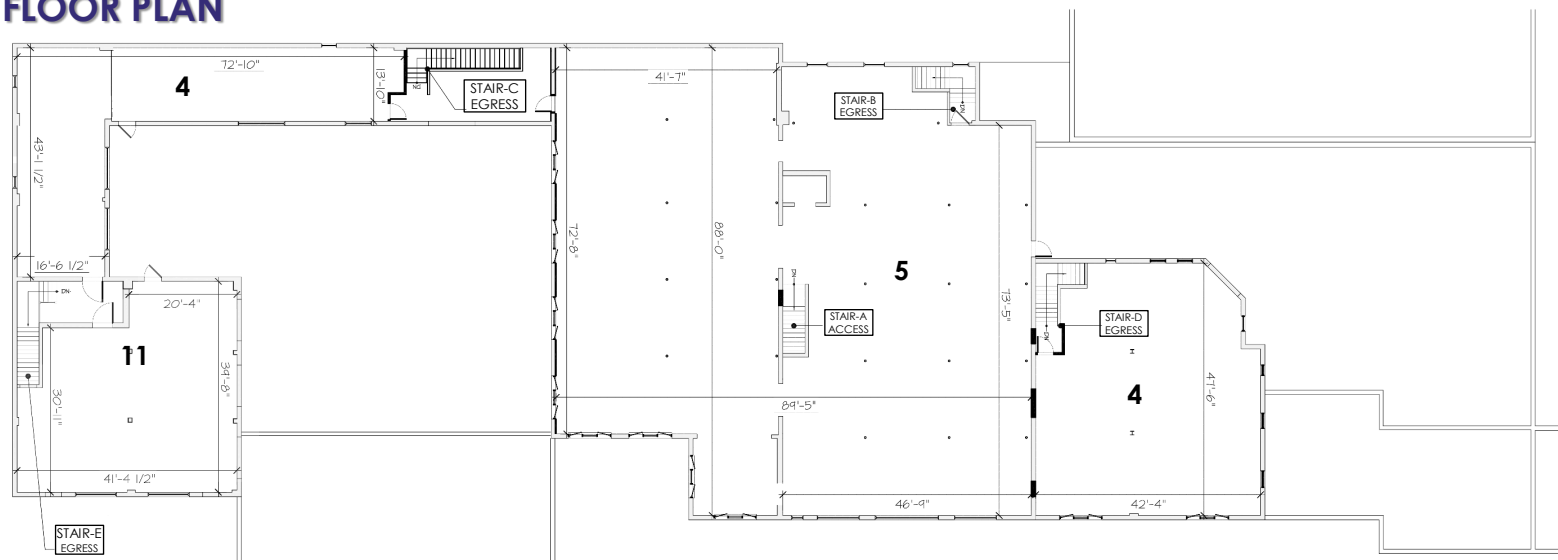
BASEMENT FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



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INDUSTRIAL/OFFICE SPACE FOR LEASE

INTERIOR PHOTOS



17 Irving Avenue

INDUSTRIAL/FLEX SPACE FOR LEASE



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