

20 GARLAND DRIVE
STAMFORD, CT
06907



12,736 SF Two-Story Industrial Flex Building for Sale at \$2,500,000 or for Lease at \$15/SF NNN

Angel Commercial, LLC, as the exclusive broker, is pleased to offer a prime **12,736 SF industrial flex building** at **20 Garland Drive in Stamford, CT**. Available for sale at **\$2,500,000** or for lease at **\$15/SF NNN**, this highly functional asset is situated on **0.34 acres** with **22 dedicated parking spaces**, strategically located in between I-95 and the Merritt Parkway.

The facility is engineered for high-performance operations, featuring **three 9' W x 8' H dock height loading docks**, **two drive-in doors**, and a **vertical freight lift** providing seamless access to second-level storage. For operators requiring specialized verticality, the warehouse offers an exceptional value-add opportunity: the current two-story configuration can be converted into a **single-story, high-bay facility** by removing the second-floor deck, unlocking expansive clear heights for high-density racking or automated storage.

The **professional administrative wing** includes private offices, a conference room, and a kitchenette. Enhancing operational oversight and staff comfort, the facility is equipped with an **integrated video security system** and **four restrooms, two of which feature showers**.

Sustainability and resilience are core features of the property, which is powered by a robust **400 Amp, 3-phase electrical service** and a **newly installed 39.36KW solar array that reduces electricity costs by approximately 50%**. The building also features a full-building **wet sprinkler system** and a **24KW Generac generator** for total operational continuity.

Strategically located in the **RM1 zoning district**, the property offers superior access to the **Merritt Parkway (Route 15)** and **I-95 (Exit 9)** and is just **0.9 miles from the Springdale Metro-North Station**. This asset is an ideal choice for businesses seeking a modern, flexible industrial space in a premium, well-connected submarket.

For more information, please contact **Jon Angel**, President, Angel Commercial, LLC, at **(203) 335-6600, Ext. 21**.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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DETAILS & MAP

FINANCIAL INFORMATION

Sale Price:	\$2,500,000
Lease Rate:	\$15/SF NNN
Real Estate Taxes:	\$30,515.96 (2025)

THE SITE

Total Building Size:	12,736 SF
Space Available:	12,736 SF
Building Type:	Industrial Flex
Land:	0.34 Acres
Zoning:	Multi-Family Residence District (RM1)
Year Built:	1951
Construction:	Stucco Wood
Stories:	Two
Tenancy:	Single

FEATURES

Parking:	22 Dedicated Spaces
Loading:	Three 9' w x 8' H Dock Height Loading Docks, 2 Drive-In Doors
Ceiling Height:	7' to 9' 10" Clear
Amenities:	Four Restrooms (Two with Showers), Kitchenette, Wet Sprinkler System, Vertical Freight Lift, Integrated Video Security, 24KW Generator

UTILITIES

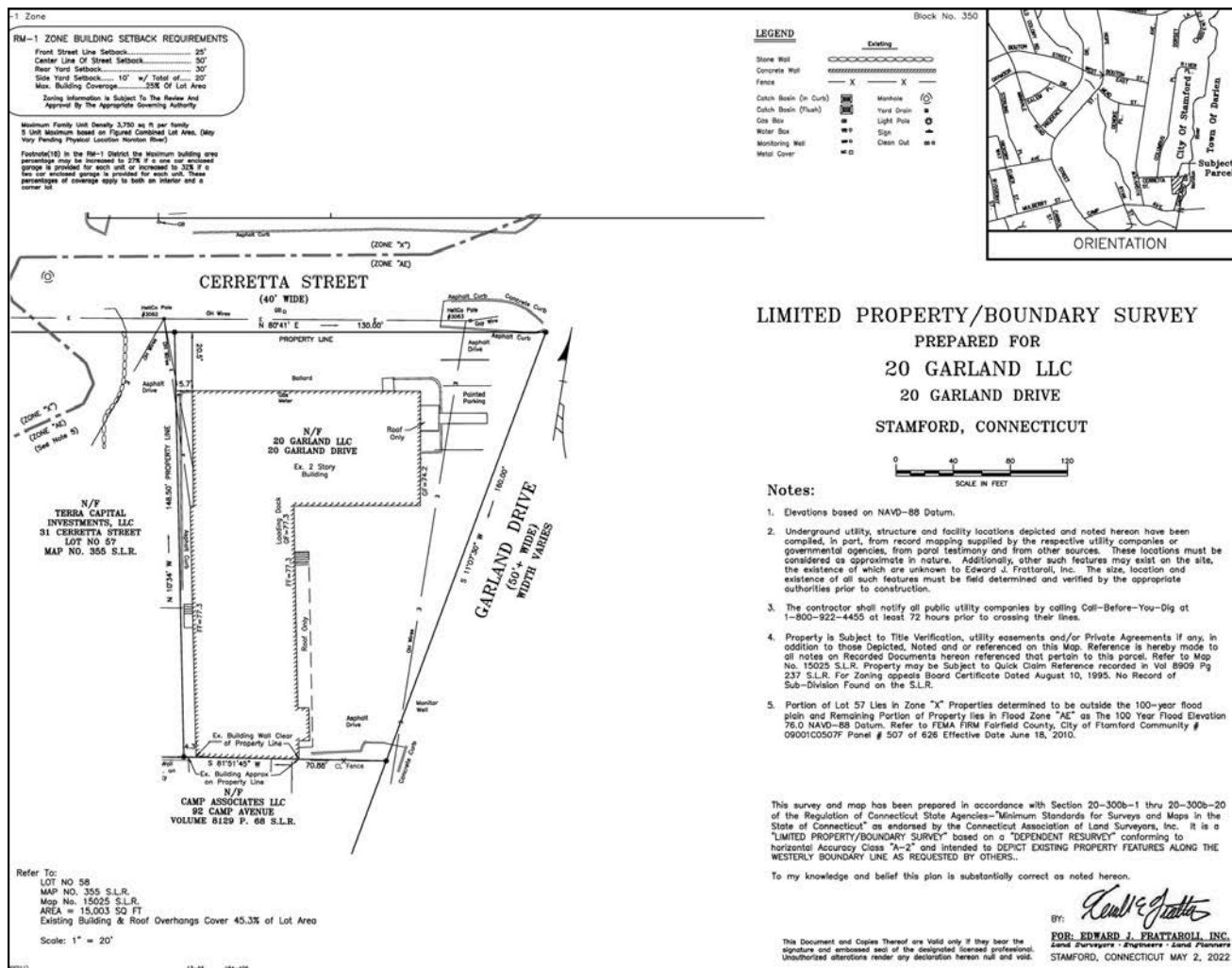
Water/Sewer:	City/City
Heating:	Gas
A/C:	Partial
Electrical Power:	120/240V, 400 Amps, 3-Phase
Solar Power:	Newly Installed 39.36KW solar array actively reduces the property's electric bill by ~50%



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SITE PLAN



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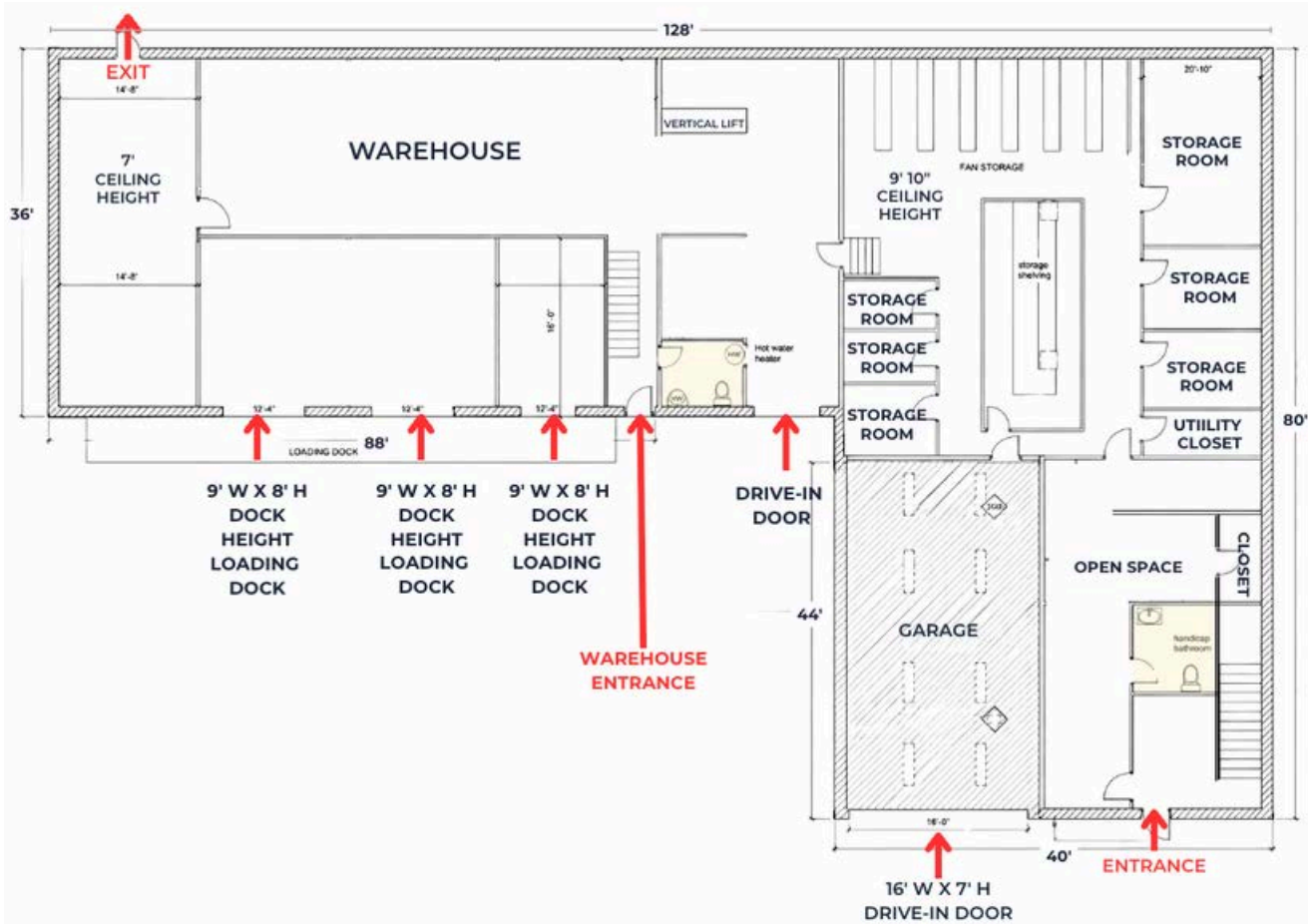
PARCEL MAP



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FLOOR PLAN - FIRST FLOOR

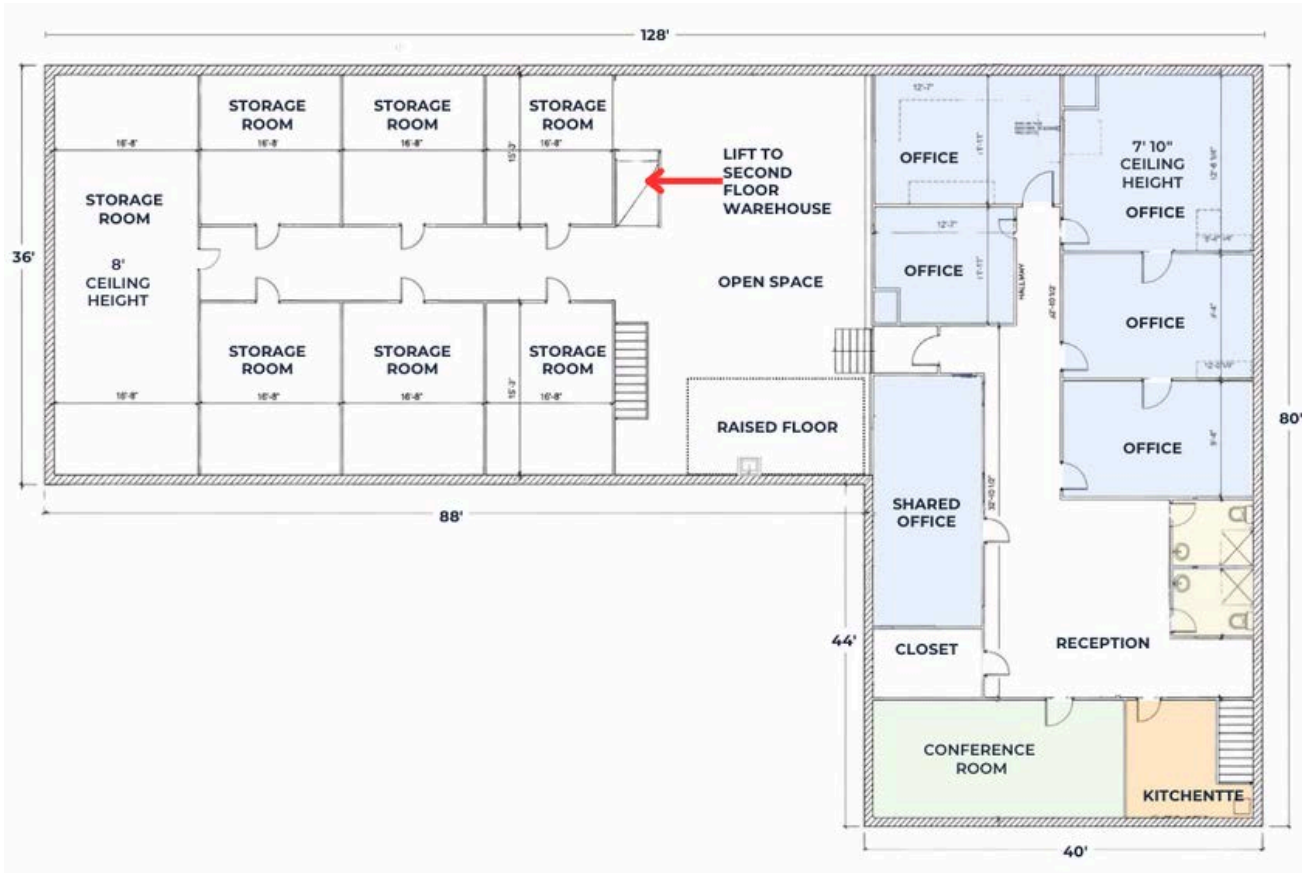


EXTERIOR MEASUREMENTS FROM FIELD CARD

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FLOOR PLAN - SECOND FLOOR



EXTERIOR MEASUREMENTS FROM FIELD CARD

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