



# VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

## AVAILABLE



### 160 Carter Henry Drive Fairfield, Connecticut

"Fantastic Location"

A block & steel building adjacent to the train station

- 6,500 Square Feet including offices
- Mezzanine area for extra storage in rear of space
- 6 off street parking spaces plus more available
- 16' clear height
- One 12'x12' electric drive in door
- Single row of columns, wide open space
- City water, City sewer, Natural gas
- Air-Conditioned offices, roof mounted heating units
- Wet sprinkler system
- 200 amps, 240 volts, 3 phase
- Just off I-95 exit 21, Mill Plains Road exit
- Walking distance to restaurants, shopping, train, much more
- Available immediately!!
- \$12.50 per sq/ft Gross, plus tenant's utilities

**For an appointment please contact Bruce Wettenstein, SIOR**

203-226-7101 #2 or cell #203-257-2618



719 Post Road East, Westport, CT 06880

Phone: (203) 226-7101

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)