

INDUSTRIAL SPACE FOR LEASE

45 Ruby Street, Norwalk, CT



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SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

45 Ruby Street, Norwalk, CT

PROPERTY DETAILS

Space Available: 1,280± SF

Year Built: 1949

Zoning: SD-LI (Light Industrial)

Parking: 3-4 spaces

Ceiling Height: 10'

Loading: 1 overhead door

Electric: 400 amps, 3 phase

Gas: Yes, gas heat

Lease Price: \$2,500/month

Lease Term: minimum 3 years

- Warehouse building
- Gated fence, private entrance
- Immediate occupancy



Location: Convenient to exit 16, I-95

45 Ruby Street, Norwalk, CT

✓ Suitable Business Types for 45 Ruby Street:

1. Light Manufacturing / Assembly

- Electronics assembly
- Custom metal or wood fabrication
- HVAC systems prep or assembly
- 3D printing or prototyping labs

2. Trade Contractors (with equipment needs)

- Electricians
- Plumbers
- HVAC contractors
- Carpenters
- General contractors needing indoor storage

3. Automotive Services

- Auto detailing
- Auto repair (with zoning compliance)
- Fleet maintenance or upfitting
- Commercial vehicle wrap/graphics companies

4. Warehousing & Distribution

- Small-scale logistics or courier hubs
- E-commerce fulfillment
- Regional product distributors
- Last-mile delivery staging centers

5. Specialty Services

- Laundry or dry-cleaning equipment servicing (already present: Rema Dri-Vac Corp.)
- Vending machine supply and repair
- Beverage or food service equipment servicing
- Custom furniture delivery/staging businesses

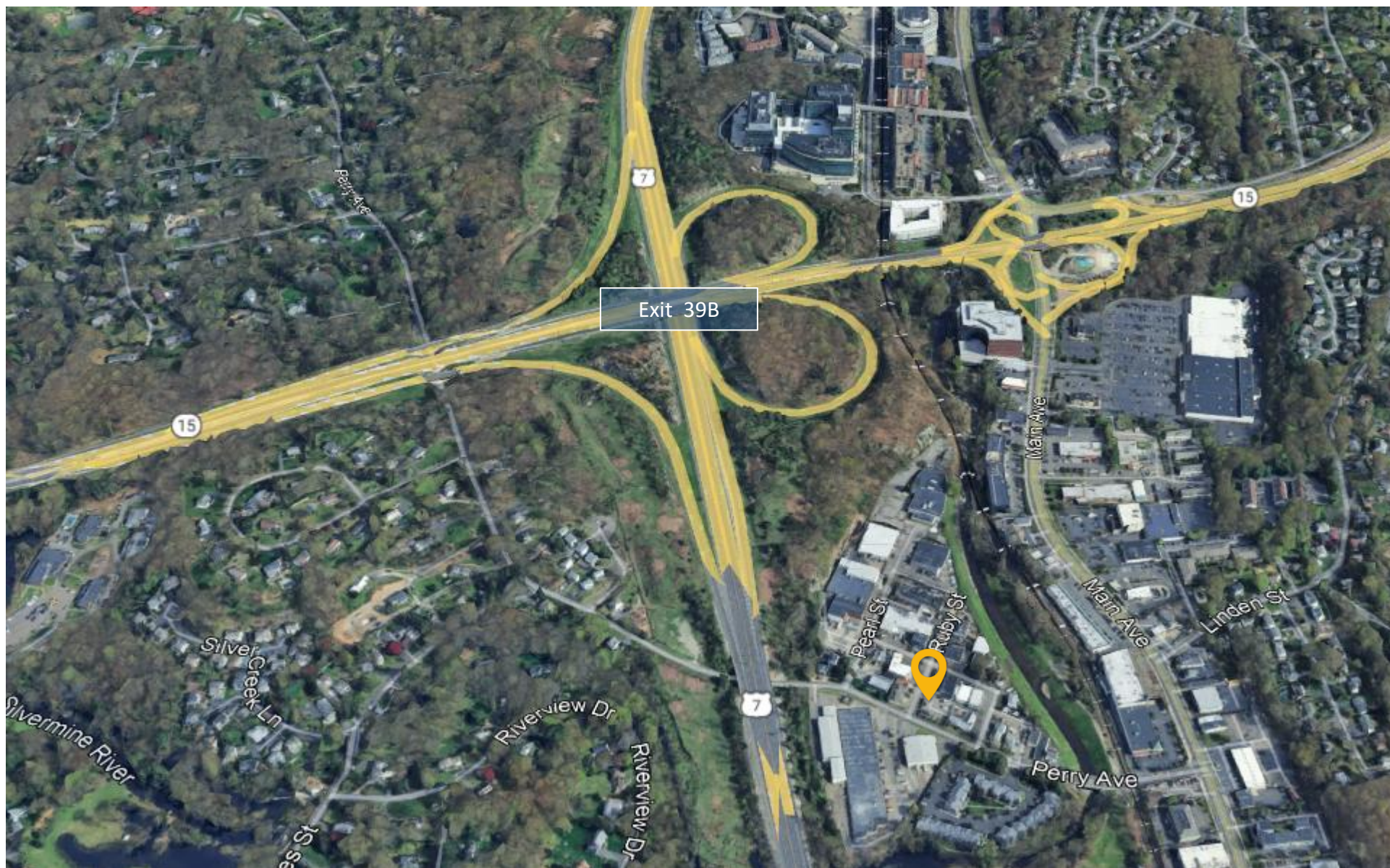
6. Construction-Adjacent Businesses

- Builders' suppliers
- Equipment rental providers (e.g., scaffolding, portable storage)

7. Others

- Landscaping or snow removal companies (with vehicle/equipment storage)
- Art fabrication studios
- Industrial kitchen installations or repair
- Tech startups that require lab/assembly space

45 Ruby Street, Norwalk, CT



Norwalk, Connecticut

General

ACS, 2019–2023	Norwalk	State
Current Population	91,375	3,598,348
Land Area <i>mi</i> ²	23	4,842
Population Density <i>people per mi</i> ²	3,992	743
Number of Households	35,476	1,420,170
Median Age	40	41
Median Household Income	\$105,301	\$93,760
Poverty Rate	10%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	6,817	35%
2 Retail Trade <i>Food and Beverage Stores</i>	5,474	32%
3 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	3,922	100%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	3,570	88%
5 Finance and Insurance <i>Credit Intermediation & Related</i>	3,168	49%
Total Jobs, All Industries	41,911	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,125	1,455	1,400	1,478	1,424

Total Active Businesses 10,663

Key Employers

Data from Municipalities, 2025

- 1 Factset Research System Inc.
- 2 Datto
- 3 Booking Holdings
- 4 Xerox
- 5 EMCOR Group

Demographics

ACS, 2019–2023

Age Distribution

	Norwalk	State
Under 10	9,720 11%	10%
10 to 19	9,838 11%	13%
20 to 29	11,842 13%	13%
30 to 39	14,092 15%	13%
40 to 49	11,936 13%	12%
50 to 59	12,795 14%	14%
60 to 69	11,185 12%	13%
70 to 79	6,488 7%	8%
80 and over	3,479 4%	4%

Race and Ethnicity

	Norwalk	State
Asian	5%	5%
Black	18%	10%
Hispanic or Latino/a	31%	18%
White	43%	63%
Other	4%	5%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Norwalk	State
English	13	63 77%
Spanish	27%	

Educational Attainment

	Norwalk	State
High School Diploma Only	22 26%	
Associate Degree	7 8%	
Bachelor's Degree	23 26%	
Master's Degree or Higher	19 19%	

Housing

	Norwalk	State
ACS, 2019–2023		
Median Home Value	\$535,000	\$343,200
Median Rent	\$2,010	\$1,431
Housing Units	38,038	1,536,049

	Norwalk	State
Owner-Occupied	55	66%
Detached or Semi-Detached	51	65%
Vacant	7 8%	

Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Norwalk School District	PK-12	11,473	340	92%
Side By Side Charter School	PK-8	236	38	
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Norwalk School District	34%	39%
Side By Side Charter School	54%	52%
Statewide	44%	49%

Norwalk, Connecticut

Labor Force

CT Department of Labor, 2024

	Norwalk	State
Employed	49,500	1,842,285
Unemployed	1,773	67,181

Unemployment Rate

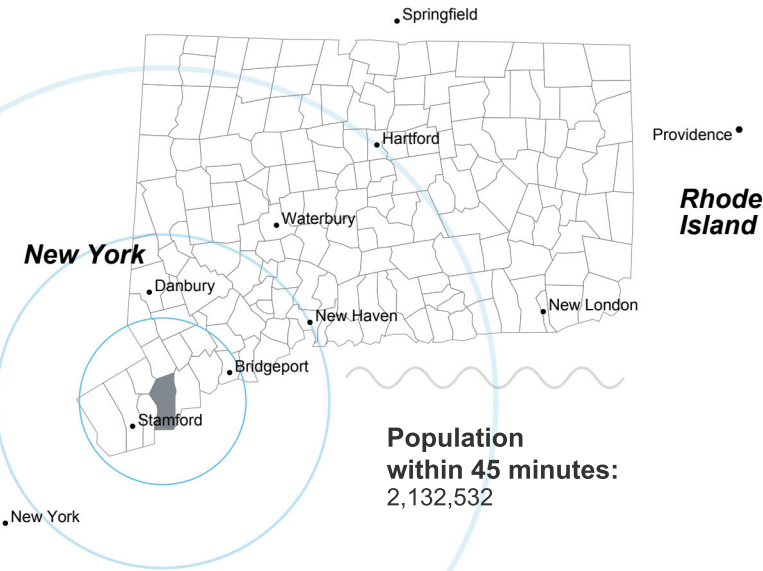
Self-Employment Rate*

*ACS, 2019–2023



Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts



Access

ACS, 2019–2023

	Norwalk	State
Mean Commute Time *	26 min	26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *



Public Transit

CT *transit* Service

Other Public Bus Operations

Train Service

Stamford metro

Norwalk Transit District / Housatonic Area Regional Transit (HART), Coastal Link (Norwalk-Bridgeport-Milford)

Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$422,434,741
Property Tax Revenue	\$349,932,481
per capita	\$3,829
per capita, as % of state avg.	117%
Intergovernmental Revenue	\$52,645,080
Revenue to Expenditure Ratio	110%

Municipal Expenditure

Total Expenditure	\$384,667,779
Educational	\$240,659,649
Other	\$144,008,130

Grand List

Equalized Net Grand List	\$23,590,931,324
per capita	\$258,104
per capita, as % of state avg.	145%
Commercial/Industrial Share of Net Grand List	25%
Actual Mill Rate	30.47
Equalized Mill Rate	14.86

Municipal Debt

Moody's Rating (2024)	Aaa
S&P Rating (2024)	AAA
Total Indebtedness	\$314,458,965
per capita	\$3,440
per capita, as % of state avg.	117%
as percent of expenditures	82%
Annual Debt Service	\$33,219,399
as % of expenditures	9%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

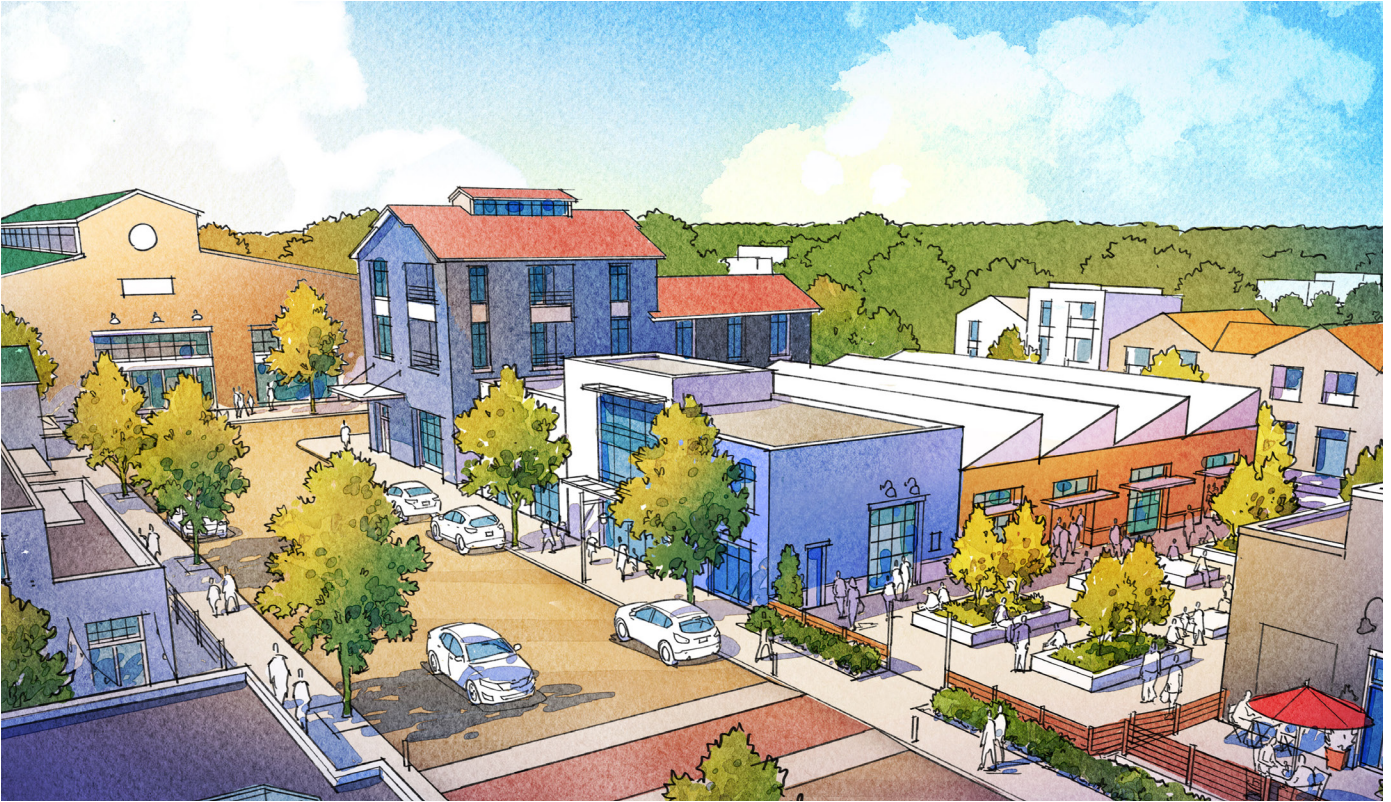
Feedback is welcome, and should be directed to info@ctdata.org.

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI

TABLE 4.3.1-L DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT



General Description

The SD-LI Light Industrial Special District is intended for light Industrial and Light Manufacturing Uses, as well as Research and Development, limited Warehousing, and other Industrial Services. The majority of operations must be carried on within completely enclosed Buildings, thus providing a standard of Development that removes most adverse characteristics that affect neighboring properties. This District may be used as a buffer between other Districts and other industrial activities that have more objectionable impacts. Residential, Lodging, Office, Commercial, Retail, Civic, and Institutional Uses, as well as community facilities, utilities, and additional Uses that provide needed complementary services or are necessary for the general community welfare are also permitted with limitations.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI TABLE 4.3.1-L DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT

Lot Occupation

Lot/Building Site Width	50 ft. min
Frontage Buildout	NR
Lot/Building Site Area	5,000 sq. ft. min.
Impervious Surface Coverage	50% max. for Buildings; 90% max. for Buildings and Parking
Lot/Building Site Enfrontment	Must Enfront a Street
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage	10 ft. min.	Front Setback, Principal Frontage	30 ft. min.
Front Setback, Secondary Frontage	10 ft. min.	Front Setback, Secondary Frontage	30 ft. min.
Side Setback, each side	None, except 10 ft. min. if Abutting Residential Zone	Side Setback	None, except 10 ft. min. if Abutting Residential Zone
Rear Setback	None, except 10 ft. min. if Abutting Residential Zone	Rear Setback	None, except 10 ft. min. if Abutting Residential Zone

Block Size**Applicable only to Development Parcels.

Block PerimeterNR

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI**TABLE 4.3.1-L DISTRICT STANDARDS:**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Private Frontage Types			
Common Yard	NP	Gallery	P
Porch	NP	Arcade	P
Fence	NP	Commercialfront	P
Terrace/Lightwell	NP	Dining Yard	NP
Forecourt	NP	Commercial Porch	NP
Stoop	NP	Boardwalk	NP
Stepfront	P	Loading Dockfront	P
Shopfront	P	See Table 4.3.7.A (Private Frontage Types)	

Civic Space Types*		*Applicable only to Development Parcels.	
Park	NP	Playground	P
Green	P	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.2.3-A (Civic Space Types – Summary) and Table 5.2.3-B (Civic Space – Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Density

1 Dwelling Unit per 1,650 sq. ft.

Number of Buildings

Principal Building 1 max

Accessory Buildings NR

LEGEND

The following notations are utilized in this table.



Permitted



Not
Permitted



Not
Applicable



Required



Not
Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI

TABLE 4.3.1-L DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building	4 Stories; when abutting Residential, each Story beginning with the third Floor must be set back at least 10 ft. from the Story below
Accessory Building	15 ft. max.

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards)

Ceiling Height

Principal Building	1. Shall not exceed 15 ft. from finished floor to finished floor, except that the first floor must be a minimum of 20 ft., not to exceed 30 ft. 2. When Abutting a residential Zoning District, each Story beginning with the third floor shall be setback at least ten (10) feet from the Story below. 3. A Special Permit shall be required for Structure(s) with a Total Height exceeding 65 ft.
Accessory Building	15 ft max.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Ground Floor Elevation	18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages, unless approved by the Planning and Zoning Commission to be located elsewhere due to Site constraints
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	NR
Blank Walls	NP at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Articulation	NR
Facade Glazing	NR
Window Shape	NR
Window Alignment	NR
Window Types	NR
Facade Glazing Material	Clear glass R for windows at Frontage

LEGEND

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Permitted



Not Permitted



Not Applicable



Required



Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI

TABLE 4.3.1-L DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Standards (continued)

Window Trim in Front Yard	NR
Facade Window Sill Height	NR
Porch Frontages	NA
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Variety	NR

Roof Type & Pitch

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP		
Changes in Building Materials	NR			
Building Colors	NR			
Foundation Cladding	NR			
Porch Pier Cladding	NA			
Chimney Cladding	NR			

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI TABLE 4.3.1-L DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Types

Cottage	NP	Jewel Box	P
House	NP	Commercial	NP
Estate House	NP	Mixed Use	P
Duplex	NP	Flex	P
Townhouse	NP	Mid-Rise	NP
Small Multifamily Building	NP	Large Scale Commercial	NP
Large Multifamily Building	NP	Civic	P
Live/Work	P		

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards)

Vehicular Parking Requirements

Parking Location

Off-street Parking

Required Parking Spaces	P provided that Parking Spaces must be within and/or behind the Principal Structure; see Additional Parking Requirements and Additional Standards within the Screens, Streetscreens and Buffers section of this Table.
Domestic Vehicles Parking	P provided that the vehicles are parked within approved spaces and/or the driveway
Recreational Vehicles Parking	P in Rear Yard only
Heavy Equipment Parking	NP
Tractor Trailers	NP
Trailers	P in Rear Yard only, see Table 4.3.9.D for additional limitations
Vessels	P in Rear Yard only, see Table 4.3.9.D for additional limitations
All Other Vehicles	P in Rear Yard only, see Table 4.3.9.D for additional limitations (Storage of Commercial Vehicle(s))

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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TABLE 4.3.1-L DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT

Vehicular Parking Requirements (continued)

Garage Design	Min. interior dimensions 8.5 ft. x 19 ft. per vehicle Parking space. If attached Garage faces the street: max. Garage width 30% of total of Garage + Facade width
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	24 ft. max. in Front Yard if non-Residential, regardless if shared or not
Parking Structures	P , if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-street Trash Receptacle Locations	P in Rear Yard only.
Off-street Dumpster Locations	P in Rear Yard only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Drive-Through Locations	P in Rear Yard only.

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Electric Vehicle Charging Infrastructure, Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P in Front or Side Yard if such Yard is only location possible for satisfactory reception, as set forth by the FCC.		P
Swimming Pools, Hot Tubs and Spas	NP	NP	P
Electric Vehicle Charging Equipment	P	P	P

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI TABLE 4.3.1-L DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

R continuous shrubs around foundation at Facade if Front Yard is ≥ 3 ft. deep, plus if Front Yard is ≥ 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in Front Yard. Landscaping must comply with Section 4.3.16.

Walls & Fencing (not including Screens)

Height	3–3.5 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P Only picket type allowed at Frontage; other types allowed on sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	NP	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	R
Retaining Walls	5 ft. min. from Lot/Building Site Line and 5 ft. max. Height in Front or Side Yards, 10 ft. max. height in Rear Yard, provided that such wall is retaining the grade from the abutting property, and in accordance with Section 4.3.16.M.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI

TABLE 4.3.1-L DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT

Screens, Streetscreens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or Fence not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	R
Solar Equipment Screen	R
Self-Storage Warehouse Screening	R ; except at Driveways: Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Streetscreen Location	Side Yard
Lot or Building Site Buffer	Section 4.3.11.H.

Additional Standards for Overlays and Other Districts

For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies-Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND

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Permitted



Not Permitted



Not Applicable



Required



Not Regulated