

# INDUSTRIAL BUILDING FOR SALE

58 Fort Point Street, Norwalk, CT



To arrange a tour contact:  
Scott Zakos 203-226-7101 Ext 4  
[scott@vidalwettenstein.com](mailto:scott@vidalwettenstein.com)

Randy Vidal 203-856-4243  
[randy@vidalwettenstein.com](mailto:randy@vidalwettenstein.com)



Individual Members  
Society of Industrial & Office Realtors

## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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

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## FABULOUS OPPORTUNITY FOR OWNER/USER

PROPERTY DETAILS	<u><i>Pay yourself rent instead of paying a landlord</i></u>
Building Area: 10,135± SF	Occupancy: TBD
Land Area: .31 acre	Sprinkler: Yes
Zoning: I2	Heating Type: Forced air
Parking: 9±	AC Main Bldg.: Yes
Number of Floors: 1	AC Office Bldg.: Yes
Age: 1952 & 1990	Construction Type: Masonry
Ceiling Height: 11.5"	Roof: Asphalt & rolled
Office SF: 4,134± SF	Drive-in doors: yes, 1 (no loading dock)
Industrial SF: 6,000± SF	Gas: Yes
Taxes: \$17,021	Water/ Sewer: City
Sale Price: \$1,325,000	Volts: 240 / Amps: 400
Amount PSF: \$130.00	Lavatory: 2

## FABULOUS OPPORTUNITY FOR OWNER/USER

- Partial roof replaced 2021.
- Currently used by Buck Scientific. Manufacturing high quality instruments.
- City of Norwalk is very proactive in assisting business, both large and small providing a variety of programs from planning, training, marketing and finance to name but a few.
- Property is centrally located in the heart of Fairfield County.
- With an affordable price point it's Ideal for any startup and/or growing business. Preferring to own rather than lease.
- Norwalk is in an [Enterprise Zone](#) and [Opportunity zone](#).



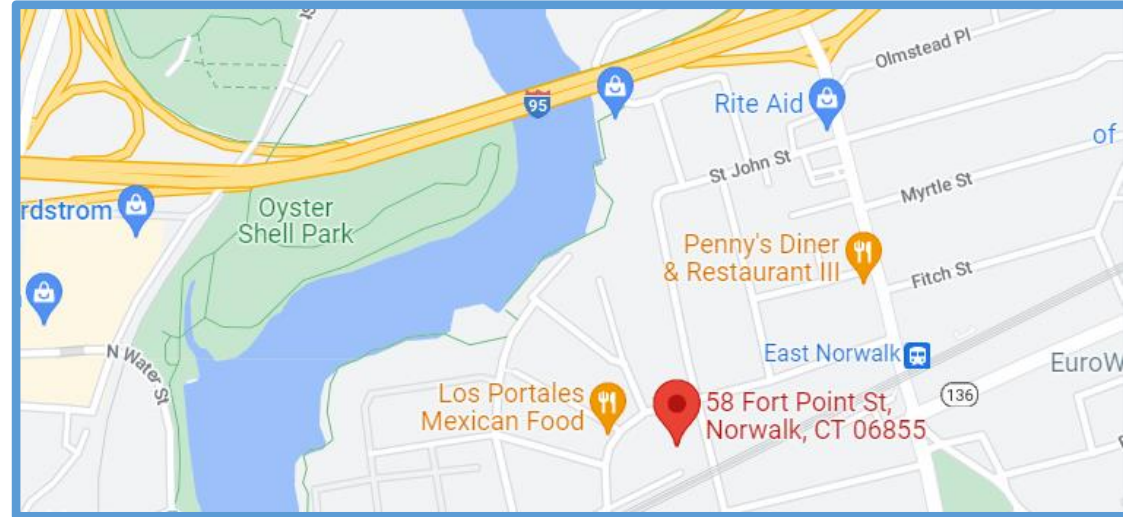
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In exchange for their investments, Opportunity Zone Fund investors may be able to decrease their federal tax burden through the preferential treatment of capital gains.

Located within walking distance to the East Norwalk Metro North station and within a ¼ from exit 16's 4-way interchange on I-95. Convenient access to banks, restaurants and a variety of business support services. In the heart of Norwalk's industrial corridor and home to numerous local, national and regional tenants including UPS, DHL, WWE, Frontier, Harvey building products and many more. Limited supply and restrictive zoning together with strong demand results in substantial growth in both rents and building values.



## Transportation:

Distance to Hwy: 1/4 Mile

Nearest Hwy: I-95 Exit 15

Metro North within walking distance

Building Layout

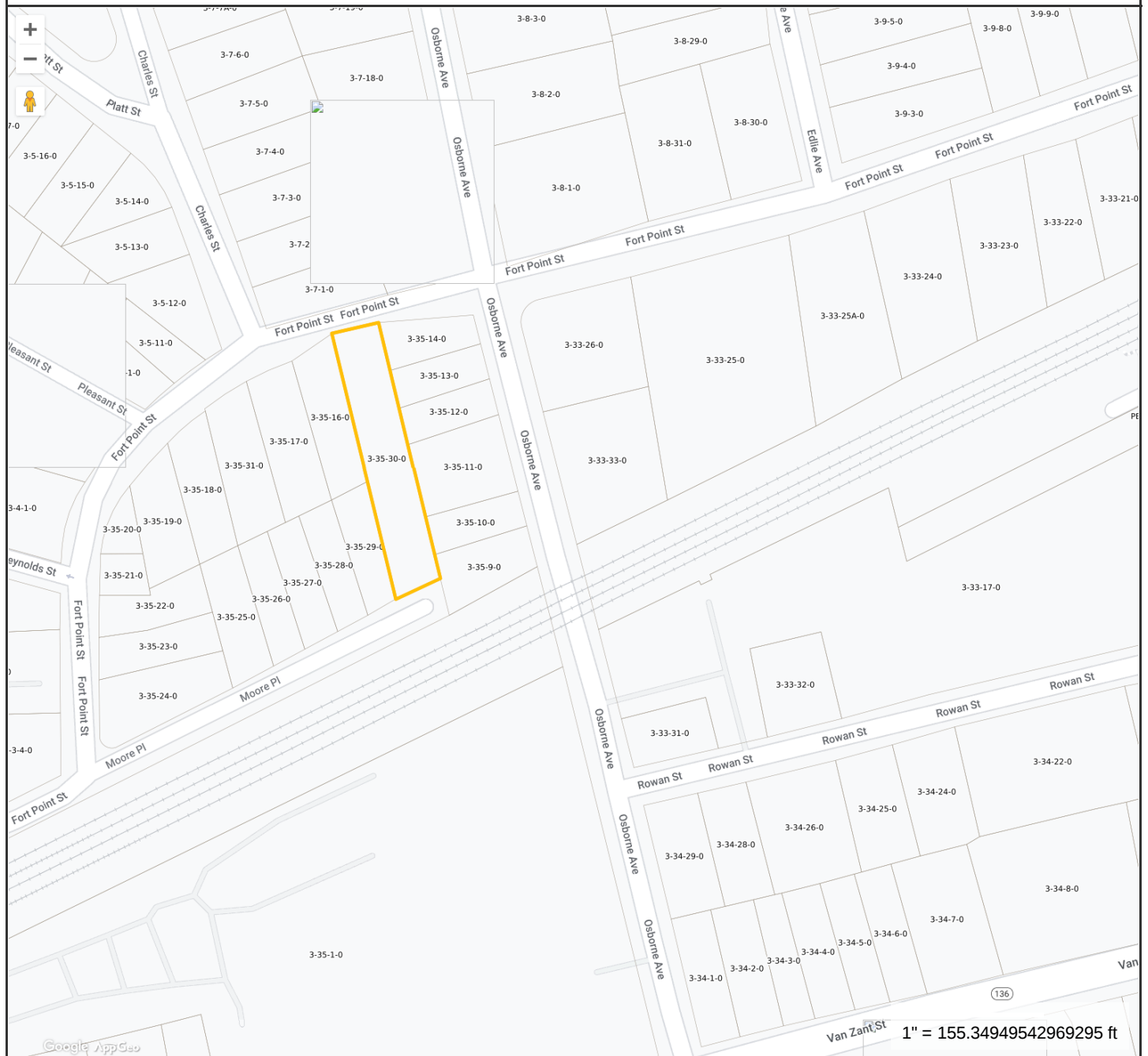


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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

## 58 Ft. Point St site map

**WestCOG Region Information**

**ID** 103-3-35-30-0  
**Site Address** 58 FORT POINT ST  
**Owner** ANDERSON ROBERT J  
**Co-Owner**  
**Owner Address** C/O BUCK SCIENTIFIC INC



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Regional Map Viewer makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/26/2022  
Data updated 07/26/2022

Print map scale is approximate.  
Critical layout or measurement activities should not be done using this resource.

## **ARTICLE 70, Use Regulations Controlling Industrial Zones**

### **§ 118-710. Industrial Zone No. 2.**

- A. Purpose and intent. The primary purpose of this zone is to provide areas which permit manufacturing and compatible commercial operations, as well as related uses, including warehouse, supportive office, ancillary direct sales and limited residential as a way to supplement land values. The provisions of this zone are designed to recognize the need for manufacturing space while ensuring that these areas are compatible with adjacent residential neighborhoods and with the capacity of available infrastructure.
- B. Principal uses and structures.
- 1) In an Industrial No. 2 Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the uses listed below and no other. A Site Plan approval is required for any proposed structure or addition to an existing structure, having a gross floor area of twenty-five thousand (25,000) square feet or more, or proposed use, or change in use, requiring fifty (50) additional parking spaces or more, or for a parcel of land 20,000 square feet or more that directly abuts a residential zone. In addition, properties located within the coastal zone boundary, shall be subject to coastal site plan review and all other requirements of § 118-1110 herein.
    - a) Adult Daycare
    - b) Artist Live-Workspace
    - c) Brew Pub/Distillery
    - d) Building materials sale and storage yards with a lot area < 20,000 SF.
    - e) Commercial Vehicle Storage Yard, including boat storage, with a lot area < 20,000 SF.
    - f) Dwelling Units; provided that:
      - i. No dwelling units are located on the ground floor of any building.
      - ii. The ground floor contains another permitted principal or special permit use.
      - iii. A minimum of 50% of the total building gross floor area is dedicated to a site plan or special permit use(s).
      - iv. There is not more than 1 dwelling unit per 1,650 SF of lot area; except that Artist Live/WorkSpace(s) shall be exempt from the density calculation, provided that the application is referred to the to the Arts Commission for review and consideration. If the Arts Commission does not endorse the application, a 2/3 majority vote of the Zoning Commission is required for approval.
      - v. Dwelling units are located within the same structure(s) as the principal use on the property.
      - vi. Such units are subject to workforce housing requirements.
    - g) Indoor contractor parking facility subject to review and approval of an environmental impact report.
    - h) Manufacturing (boutique and light), provided that:



- i. the operations and activities are not noxious or offensive due to emission of noise, pollutants or waste. the operations and activities are not noxious or offensive due to emission of noise, pollutants or waste.
    - ii. subject to review and approval of an environmental impact report.
    - iii. warehousing and retail sales/showroom space is accessory to the principal manufacturing use
    - iv. office use supporting the principal use, cannot be located on the ground floor.
  - i) Marinas
  - j) Offices, including medical offices, provided that for new construction, office space does not occupy more than 50% of the ground floor.
  - k) Printing establishments subject to review and approval of an environmental impact report.
  - l) Public utility supply and storage facilities.
  - m) Research and development facilities.
  - n) Transportation maintenance terminals, subject to review and approval of an environmental impact report.
  - o) Vocational/Trade School
  - p) Warehouse, <20,000 SF
- 2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, [EN53](#) and any additional standards set forth herein:
- a) Animal care centers, provided that:
    - i. the use is fully enclosed within a structure(s),
    - ii. the parcel is a minimum of two hundred (200) feet from any residentially zoned parcel,
    - iii. adequate provisions are made to control noise and odors emanating from the facility,
    - iv. an environmental impact report is reviewed and approved.
  - b) Automobile Repair and Service, excluding filling stations
  - c) Building materials sale and storage yards with a lot area > 20,000 SF.
  - d) Commercial Recreation establishments, that were approved and properly permitted, located on properties formerly within the Industrial No. 1 or Restricted Industrial Zone, are considered conforming uses within the I2 zone and are therefore exempt from Article 80 of these regulations.
  - e) Commercial Vehicle Storage Yard, including boat storage, with an area > 20,000 SF, provided that the lot area does not exceed two (2) acres.
  - f) In order to encourage the preservation of structures contributing to positive aspects of community character, the Commission may, by Special Permit, allow a minimum area or dimensional requirement, (such as yard setback or parking requirement) or a maximum requirement to be exceeded, provided:

- i. The subject structure(s) are listed on a local, state or national historic inventory;
  - ii. The extent of the requirement to be exceeded or reduced shall be clearly identified on the application presented to the Commission;
  - iii. Any Special Permit granted by the Commission shall only remain effective so long as the subject structure(s) is preserved and maintained as the principal structure on the property;
  - iv. Any deviation from the standards approved by the Commission shall be restricted to the minimum amount deemed necessary to encourage preservation of the historic structure(s);
  - v. The Commission determines that:
    - (i) the structure(s) in question contributes to community character or possesses a degree of historic significance (which may be evidenced by its age, architectural uniqueness, or cultural value).
    - (ii) if preserved, the structure would represent a cultural benefit to the community, and
    - (iii) the structure in question requires some measure of regulatory relief to allow for its preservation.
  - g) Municipal utility plant or storage yard, subject to review and approval of an environmental impact report.
  - h) Warehouse, > 20,000 SF.
- 3) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted subject to the following conditions:
- a) Ancillary retail and wholesale is permitted within warehouses and manufacturing facilities, provided that such uses, including office use, do not occupy more than 50% of the ground floor of the building.
  - b) Outside storage as an accessory use shall be limited to a maximum height of twenty (20) feet, shall be limited in area to not more than twenty percent (20%) of the gross floor area of the principal structure, shall be confined to side and rear yards only and shall be effectively screened from view from adjacent properties.
  - c) Testing and communications towers for research and development purposes to a maximum height of one hundred (100) feet. Testing towers may be attached to a building with the same maximum height restriction, provided that, if built on top of a building, the height of that building shall count in the calculation of the height of the tower. Towers shall not exceed length and width dimensions of sixty by sixty (60 x 60) feet.
  - d) Commercial communication antennas are permitted as an accessory use when located on existing building or structure, subject to the height limitation of that zone, except that antennas mounted on existing buildings which meet or exceed

the height limitation of that zone, may extend above the existing building height by no more than fifteen (15) feet. In addition, the color of the building shall be incorporated into the design of the antenna.

4) Additional standards for the Industrial No. 2 Zone.

- a) An Environmental Impact Report, prepared by a qualified, licensed professional, shall be submitted for any proposed special permit use or as required by the Commission, for any use that is proposed to have emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. Such report shall contain a written assessment of the environmental impacts of the proposed uses and demonstrates how the project will comply with local, state and federal environmental regulations.
- b) The area within required yards, except for required parking, vehicle and pedestrian accessways, shall be landscaped with lawns, native trees and shrubs.
- c) No side or rear yard shall be required where a lot abuts a railroad right-of-way.
- d) Approved and properly permitted uses formerly within the Industrial No. 1 or Restricted Industrial Zone, may, in response to changing industry trends and needs, manufacture and sell new materials and products and use new techniques and methods to create such products; provided that, any new materials or processes employed, are not noxious, hazardous, or result in dust or noise that violates any provision of these regulations or other City ordinance or State statute. Such new products, materials, methods and techniques shall not constitute an expansion of a legally nonconforming use but shall be considered a permissible intensification. Such intensifications can only be granted by the Commission through the approval of a special permit. Further, owners of approved and properly permitted uses in existence at the time of the adoption of these regulations or zone changes, may relocate existing buildings, material piles and machinery throughout their properties and may construct new structures; provided that
  - 1. any new or relocated structures proposed within a flood zone, must fully comply with all applicable flood zone regulations,
  - 2. any material relocated within a flood zone must also be stored such that they are flood compliant,
  - 3. no relocation is closer than ten (10) feet to any property line,
  - 4. a vegetative screen is placed between the properties and
  - 5. any buildings shall comply with all existing and applicable bulk and height standards.