

Stamford | CT
351 Courtland Ave

Industrial/Warehouse Space – Drive in Access, Utilities Included



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INTERNATIONAL REAL ESTATE
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PRICE: \$4,500/Monthly

Key Features

- Monthly Rent: \$4,500
- 2,200 SF clear floor area
- Drive in access: 1 over-sized loading door
- Clear ceiling height of 10' with up to 18' possible warehouse height
- 220 amps of power
- Dedicated parking: 3+ spaces reserved for your team or visitors
- Zoning: MG-I (Light Industrial/Flex)



Location Overview

- Excellent transportation access: walking distance to commuter rail, with region-wide connectivity to NYC, Westchester, and Fairfield County.
- Strong local demographics
- A setting suited for industrial/flex users: Glenbrook is identified as the sub-market in Stamford with the most concentrated industrial/warehouse listings.



Flexible cost structure

Size-appropriate footprint:

Great access + parking: parking 3+ cars and direct drive-in access.

Growth neighborhood: The Glenbrook/Stamford industrial flex market remains active and in demand as companies seek locations within the Fairfield/Westchester/NYC corridor.

Advantages





Users

- **Contractors & trade companies - needing drive-in access**
- **Distributors or last-mile logistics operators - compact warehouse size keeps costs manageable while still offering direct access**
- **Light industrial/assembly users -**
- **Storage/fulfillment users - small to mid sized inventory operators or e-commerce support companies who value convenient location**

Property Overview

Christie's International Real Estate - Commercial Division is pleased to present a rare leasing opportunity at 351 Courtland Ave., Stamford, Ct 06906, located in the heart of the Glenbrook industrial/flex sub-market of Stamford. Positioned approximately 0.04 miles (6 minute walk) from the Glenbrook Station on the Metro North New Haven Line, and just minutes from I-95, this is +/- 2,200 SF warehouse space blends functional efficiency with superior convenience.

Nationally, industrial real estate remains resilient. The U.S industrial new absorption reached 45.1 million SF in Q3 2025 - up 30% quarter over quarter. Smaller-bay industrial spaces (under 100,000 sf) continue to be the tightest performing segment, with vacancy below national averages.

LOCATION

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