421 WEST AVENUE
STAMFORD, CT
BUILDING 3

STAMFORD EXECUTIVE PARK



40,000 SF WAREHOUSE SPACE FOR LEASE

AVAILABLE SEPTEMBER 1, 2027

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

Contact Exclusive Listing Agent:
WILLIAM ANSON
wanson@rmfriedland.com
914.968.8500 ext 329

PROPERTY HIGHLIGHTS

421 WEST AVENUE BUILDING 3

TOTAL SPACE:	**40,000 SF**	CEILING HEIGHT:	**21.5' Clear**
WAREHOUSE	**37,500 SF**	COLUMNS	**46' X 37' Net**
OFFICE:	**2,500 SF**	ZONING:	**M.G., General Industrial District**
LOADING:	**4 Docks, 1 Drive-In**	MISC:	**Sprinklers, gas, and separate meters**
		POWER:	**1,600 A, 277/480 V**

100% AIR CONDITIONED BUILDING



LOADING AREA, INTERIOR

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PROPERTY IMAGES

421 WEST AVENUE BUILDING 3



(4) LOADING DOCKS + DRIVE-IN



OFFICE BREAK ROOM



CONFERENCE ROOM



WAREHOUSE BREAK ROOM

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WAREHOUSE IMAGES

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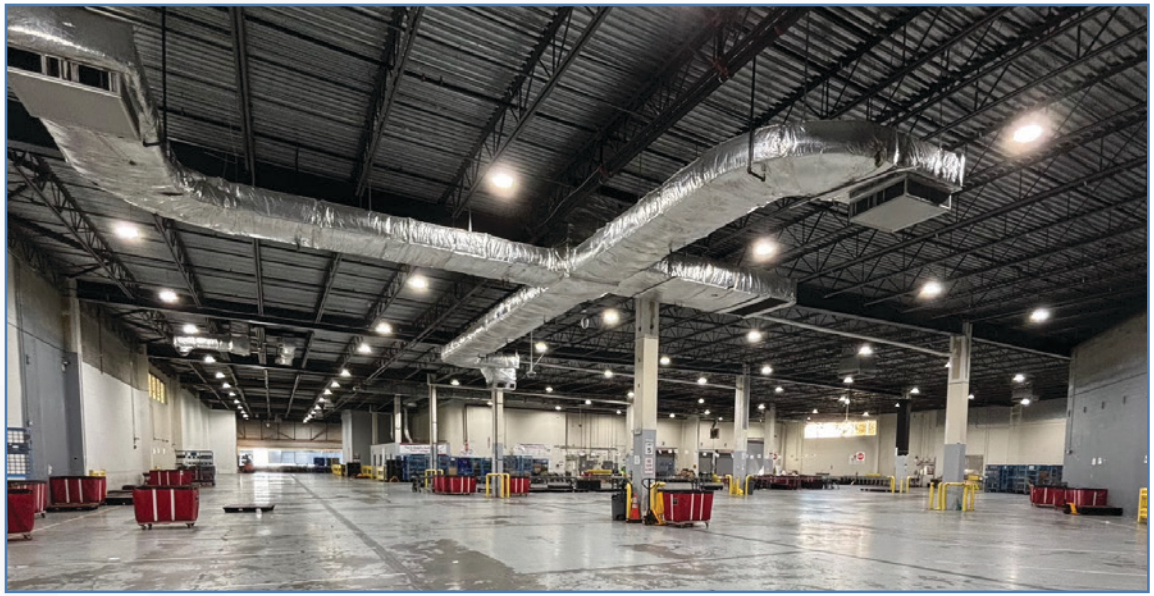



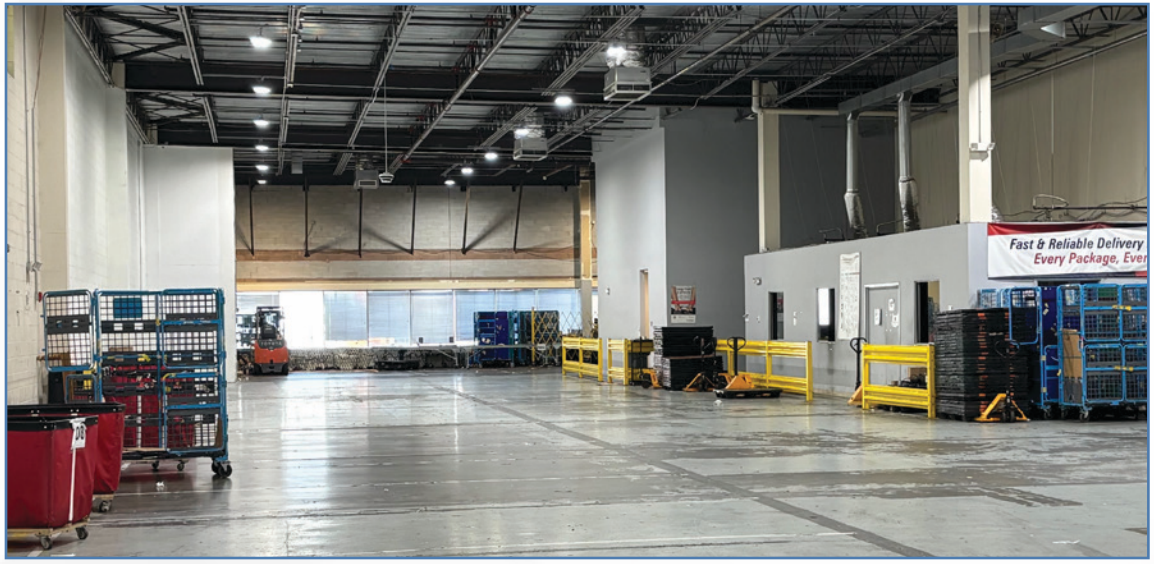



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SITE IMAGES

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FLOOR PLAN

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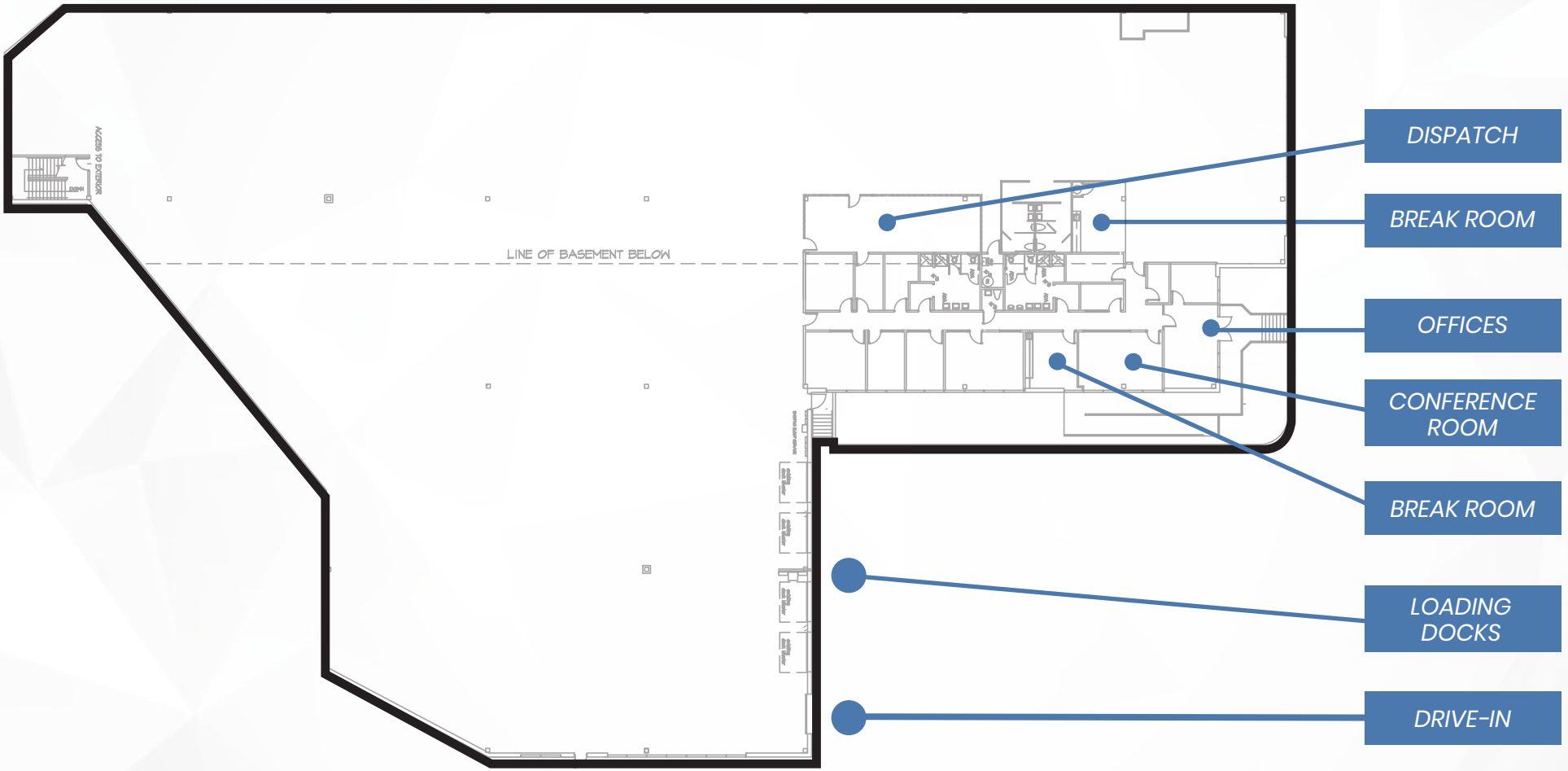

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TRANSPORTATION MAP

MINUTES TO I-95, UNDER AN HOUR TO MANHATTAN, HARTFORD AND THE HUDSON VALLEY





421 West Avenue



Steps to #321 Bus	4 Min Drive 0.7 Miles	5 Min Drive 1 Mile	**STAMFORD** 7 Min Drive | 1.6 Miles	**I-684** 12 Miles	**Mario Cuomo Bridge** 27.9 Miles	**HPN Airport** 17.3 Miles	**Times Square** 29.7 Miles

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421 WEST AVENUE, STAMFORD, CT

WHERE THE WORKFORCE MEETS THE INTERSTATE

Stamford gives a warehouse distributor something few Fairfield County locations can match: a deep, stable labor pool within minutes of the loading dock. The five-mile trade area around West Avenue holds a working population of more than 173,000 and a labor force of nearly 30,000 blue-collar workers, including over 6,300 in production, transportation and material moving roles. The surrounding consumer base is equally strong. Average household income tops $216K within one mile and $231K within five, with 36% of nearby households earning $200K or more. That translates into roughly $4.85B in annual retail spending within five miles, a dense daytime economy of 17,000 businesses and 152,000 employees, and a customer base that expects fast, reliable delivery.

The West Avenue corridor sits minutes from I-95 at the heart of the Northeast's busiest freight and consumer spine. Trucks can reach the Bronx and Manhattan in under an hour heading south, or run north to New Haven, Hartford and the I-91 corridor without leaving the interstate. The Merritt Parkway and Route 1 provide access across Fairfield County, and Westchester is a bridge away via I-287. Stamford's position between New York City and the rest of New England makes it a natural last-mile and regional distribution point, letting a tenant cover the entire market from a single 40,000 SF footprint. Modern industrial and flex space along West Avenue is scarce, and this availability offers a rare chance to lock in a long-term lease in a submarket where ownership rarely turns over.



* All Demographic Info © 2026 SITES USA

BUILT FOR BUSINESS. POSITIONED FOR ACCESS.

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LOCAL MAP

CONVENIENT TO RESTAURANTS, HOTELS AND SERVICES



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