

# RARE FOR SALE OPPORTUNITY!

## REDUCED SALE PRICE

### Westport/Norwalk Border



### 507 WESTPORT AVENUE, NORWALK, CT

- ~~\$3,200,000~~ **\$2,975,000 Sale Price**
- 18,500 SF Building
- 12,737 SF Now Available - ideal for sports related or warehouse/storage Owner/User!
- 6,000 SF of 25' clear span ceiling and balance ranging from 12'-20'.
- Drive-in door and loading dock
- B2 Zone
- 52 parking spaces
- Located on Westport/Norwalk line- directly across from active movie complex. Easy access to I-95 and in close proximity to the Merritt Parkway Approximately 2.3 miles from the planned West Ave, Norwalk Mall

#### Contact Exclusive Agents

Mark Holod  
(203)856-3893 Cell  
[mholod@johndhastings.com](mailto:mholod@johndhastings.com)

Chris Maglione  
(203)858-9701 Cell  
[christopher\\_maglione@yahoo.com](mailto:christopher_maglione@yahoo.com)

SPADONE PROPERTY HOLDINGS  
 807 Main Street  
 Norwalk, CT 06851

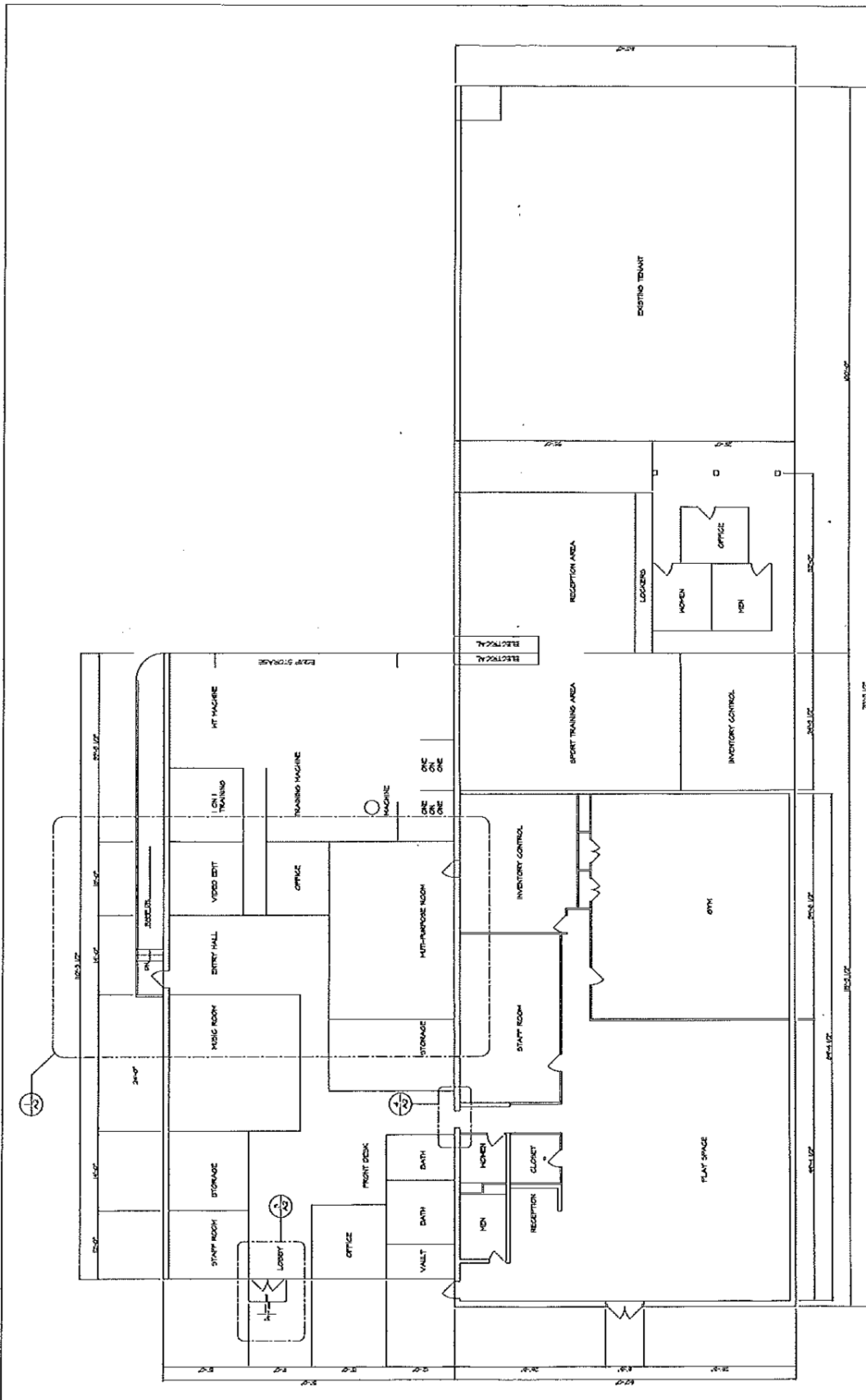
NO.	ISSUED TO	DATE

These drawings and design are the property of Spadone Property Holdings and shall remain confidential. No reproduction or distribution is permitted without the express written consent of Spadone Property Holdings.

PROJECT NAME: SPADONE  
 507 HICKORY AVE.  
 NORWALK, CT 06851  
 SIDE DOOR CORRIDOR

EXISTING FLOOR PLAN

SCALE: AS NOTED  
 DATE: 06-13  
 DRAWING NO. AI

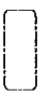


20 - 333-7758  
 315

NOTE:  
 EXISTING FLOOR PLAN DRAWING (AI) IS BASED ON INFORMATION FROM:  
 1. AS-BUILT DRAWINGS FOR THE EXISTING BUILDING.  
 2. AS-BUILT DRAWINGS FOR THE EXISTING TENANT.  
 3. AS-BUILT DRAWINGS FOR THE EXISTING TENANT.  
 4. AS-BUILT DRAWINGS FOR THE EXISTING TENANT.  
 5. AS-BUILT DRAWINGS FOR THE EXISTING TENANT.  
 6. AS-BUILT DRAWINGS FOR THE EXISTING TENANT.  
 7. AS-BUILT DRAWINGS FOR THE EXISTING TENANT.  
 8. AS-BUILT DRAWINGS FOR THE EXISTING TENANT.  
 9. AS-BUILT DRAWINGS FOR THE EXISTING TENANT.  
 10. AS-BUILT DRAWINGS FOR THE EXISTING TENANT.

EXISTING FLOOR PLAN  
 SCALE: AS NOTED

LEGEND:  
 [Symbol] AREA OF NEW WORK





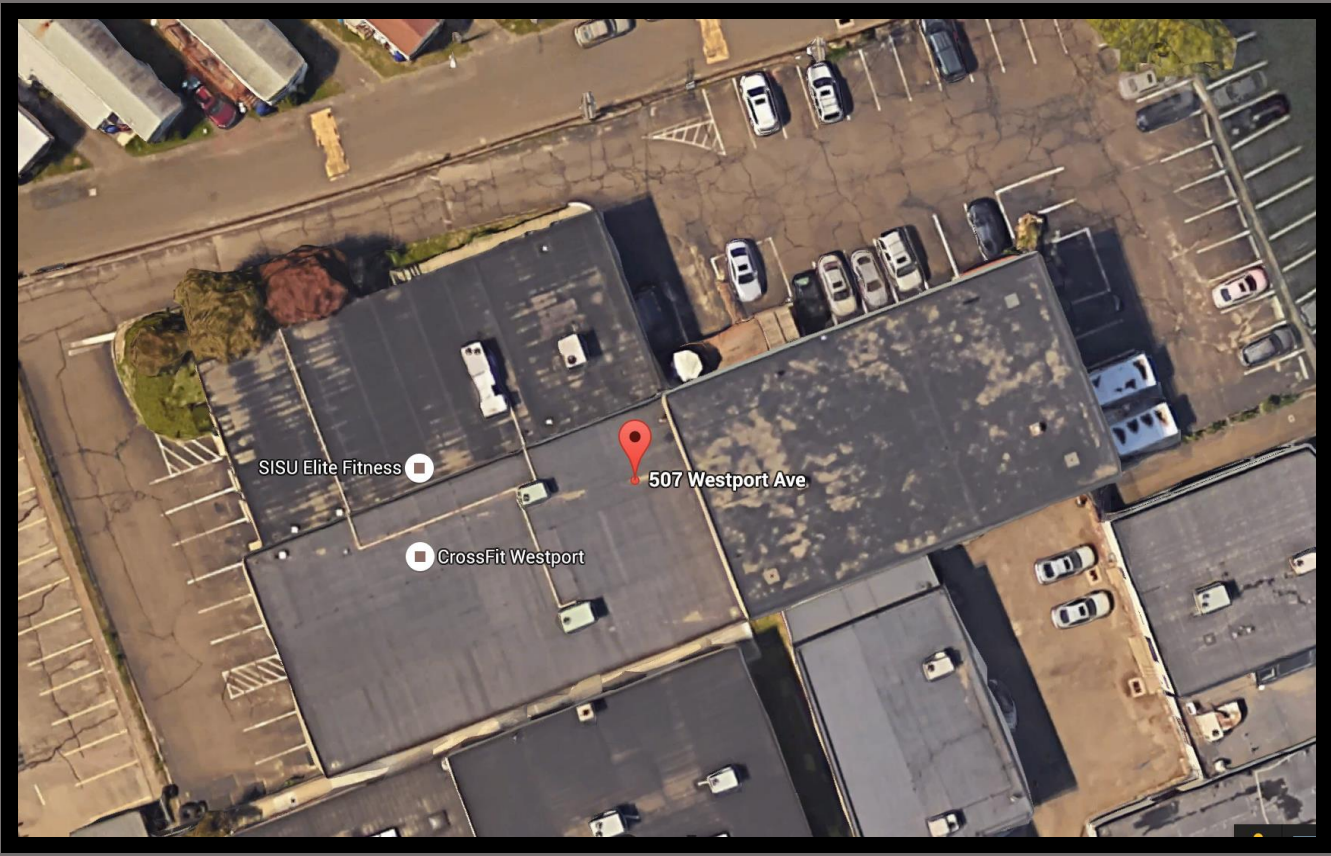
Rear Portion of Building



Front Portion of Building



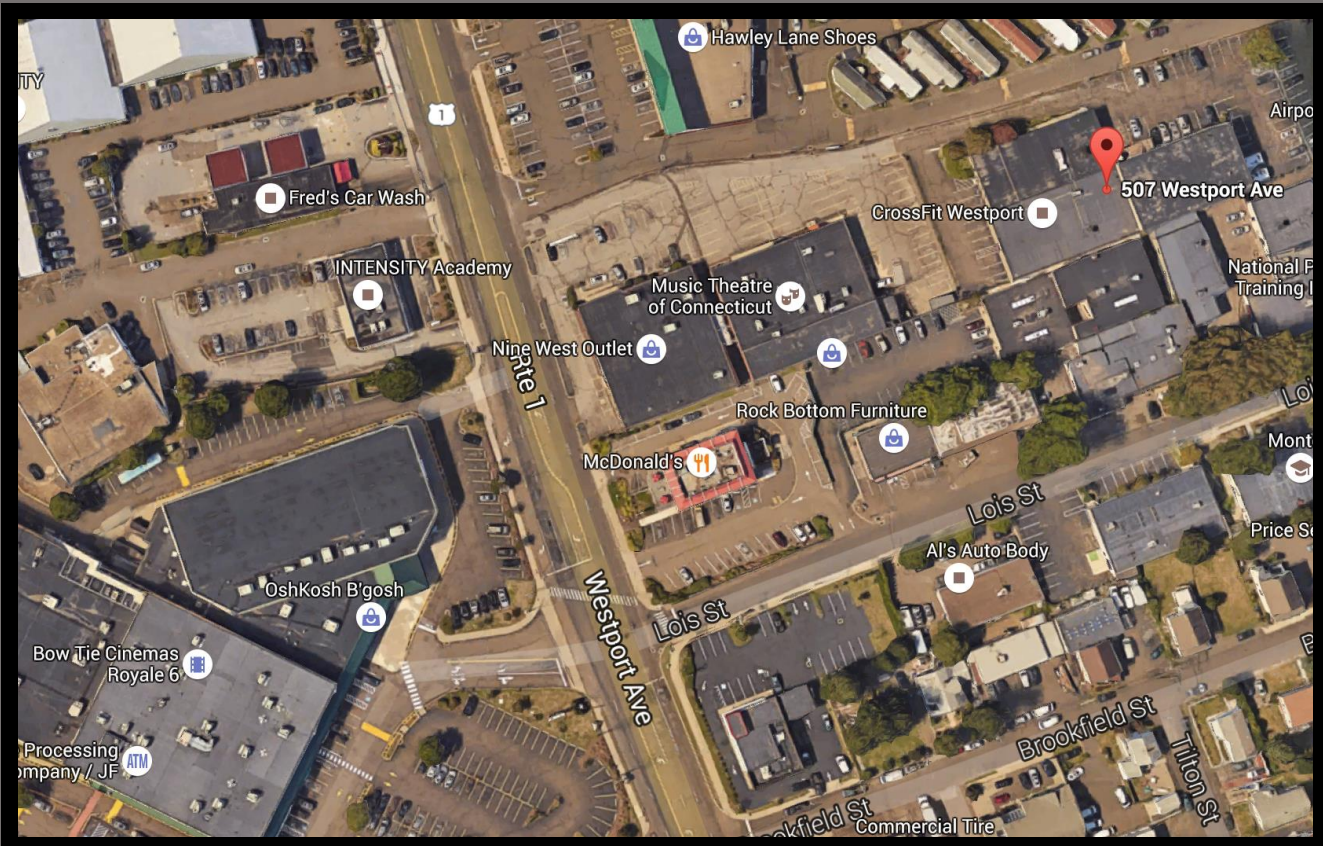
Driveway to Westport Avenue



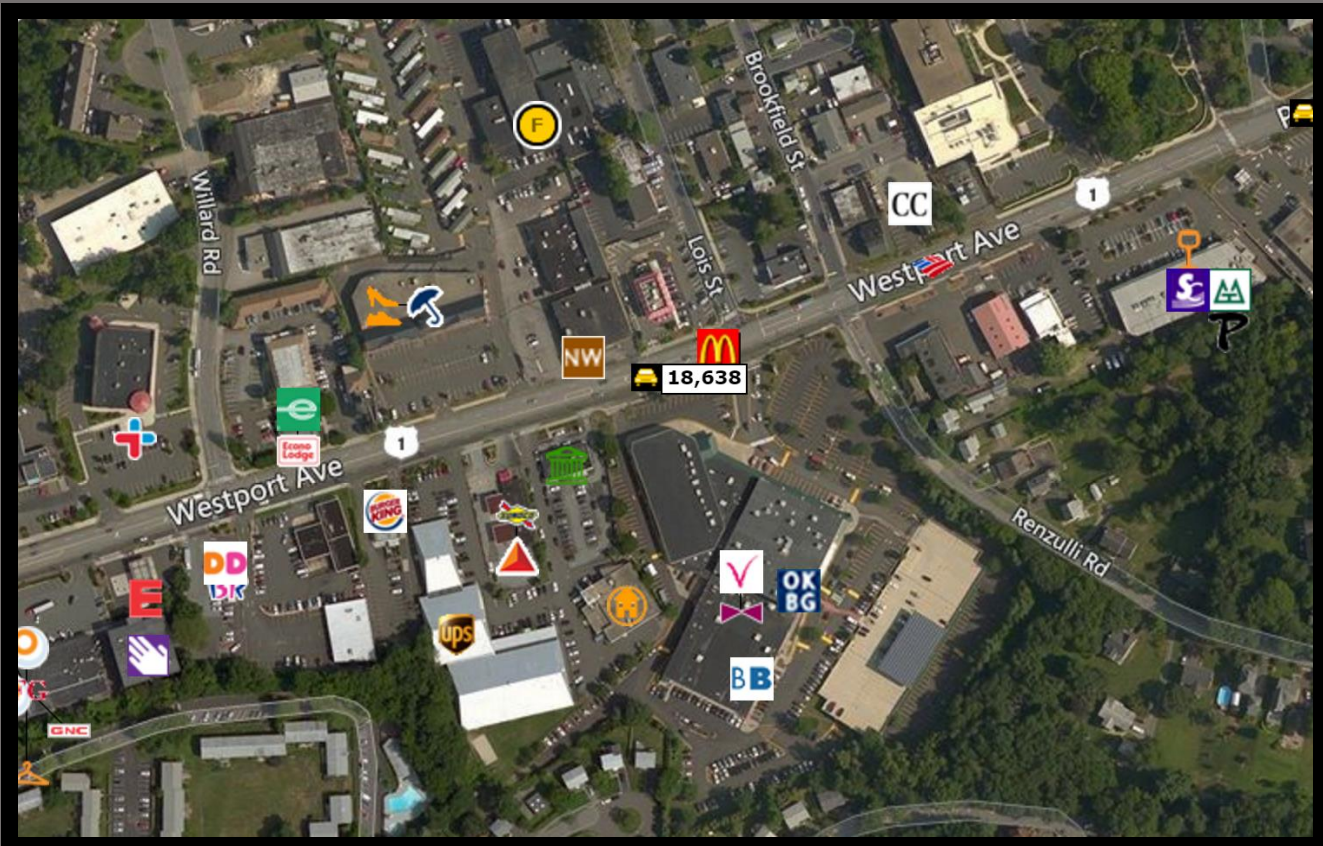
507 Westport Ave, Norwalk- Building Aerial View



507 Westport Ave, Norwalk- Bird's Eye View



507 Westport Ave, Norwalk- Neighboring Aerial View



507 Westport Ave, Norwalk- Neighboring Wide Aerial View