



### Opportunity

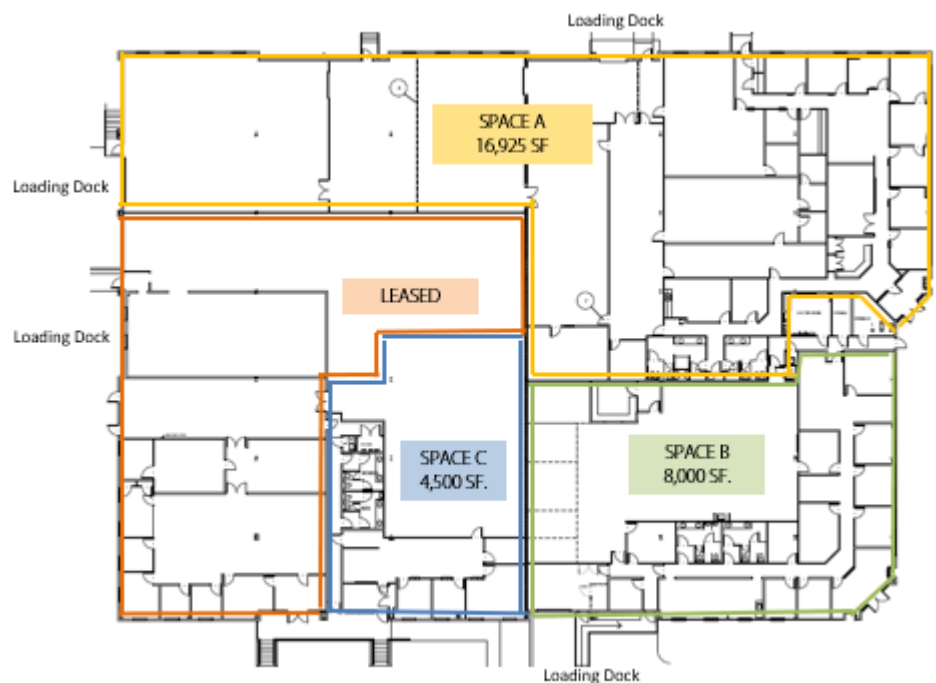
Building Size – Approximately 41,000 RSF

SPACES AVAILABLE (can be combined)

- **Suite A** -16,925 RSF Flex Space -2 docks
- **Suite B** - 8,000 RSF Flex Space -1 dock
- **Suite C** - 4,500 RSF Office Space

### Building Features

- 14' clear ceilings
- 1,000 Amps power
- Fully Air conditioned
- Fully Sprinklered
- Lease Rate: \$12.50 Per SF + Utilities



For more information, please contact:

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# For Lease – Flexible Space

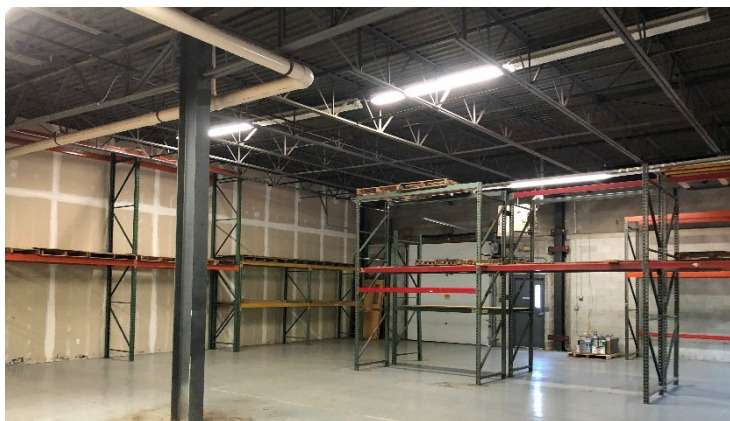
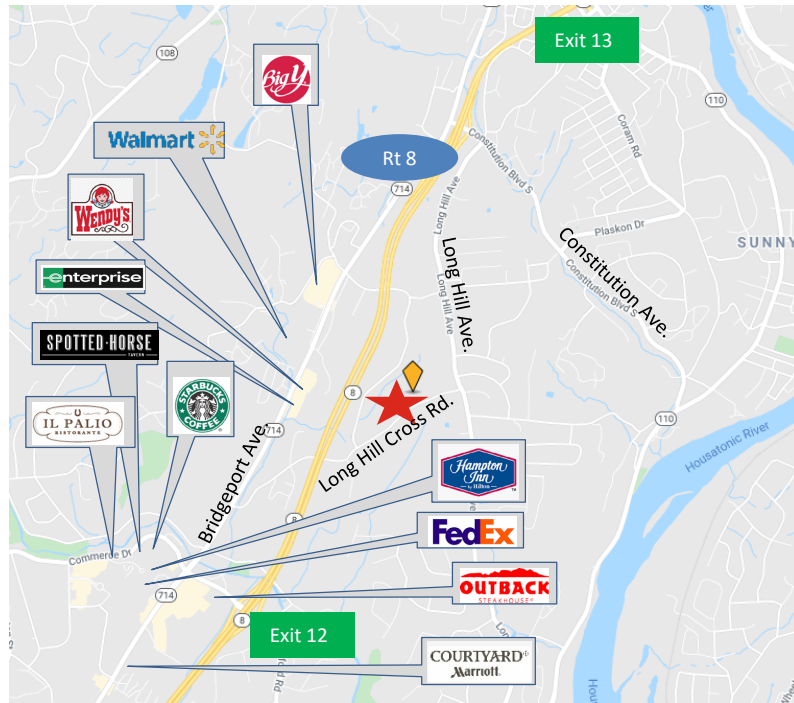
# 240 LONG HILL CROSS ROAD, SHELTON, CT

## PROPERTY DETAILS

- Parking 4 per 1,000 RSF
- Park Like Setting
- Monument Directory Signage Available
- Year Built: 1991
- Lot Size: 4.51 acres

## LOCATION

- Immediate access to Route 8 – Exit 12 and Exit 13
- Minutes to Merritt Parkway & I – 95
- Hotels, Restaurants, Banks & Shopping
- Eastern Fairfield County Sub-Market



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