

# VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

## Building for Sale - 726 River Road, Shelton, Connecticut



**24,000 total,  
Office is 3,300 sf /production is 21,000± sf**

**Building:** Single Story block & steel structure

**Land:** 3.52 acres

**Parking:** 65 spaces±

**Clear Height:** 12' under the truss

**Sprinklered:** yes, wet system

**Sale Price:** ~~\$2,300,000~~ **Reduced \$1,900,000**

**Layout:** The Property overlooks the Housatonic River. The present use is for manufacturing however the site is ideal for a residential development.

**For additional information please contact  
Bruce Wettstein, SIOR  
(203) 226-7101 (ext.2) or email  
[bruce@vidalwettenstein.com](mailto:bruce@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.



Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880

**Phone: (203) 226-7101**

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

## PROPERTY DATA SHEET

<b>BUILDING ADDRESS:</b>	726 River Road, Shelton, CT
<b>SQUARE FOOTAGE:</b>	24,000± total, office is 3,300 and production is 21,000± sf
<b>LOCATION:</b>	Shelton, Connecticut
<b>DESCRIPTION:</b>	<p>Single Story block &amp; steel structure with pre-engineered building of approximately 4,000 square feet for water treatment plant. Building has a small 800' basement with overhead door access to parking area. Men's &amp; Ladies rooms with lockers are located in the shop &amp; additional men's &amp; ladies rooms are in the offices.</p> <p>Property is directly on the Housatonic River adjacent to boat storage yard, wholesale operations, &amp; across from the former Pinecrest Country Club which is presently residential condos.</p>
<b>LAND:</b>	3.52 acres
<b>PARKING:</b>	Existing are approximately 65 spaces +/-
<b>CLEAR HEIGHT:</b>	12' under the truss
<b>SPRINKLERED:</b>	yes, wet system
<b>SPECIAL EQUIPMENT:</b>	<p>Ventilation fans Security Vault, twin locks.</p> <p>There are wall vents and drains in the plating room, that go directly to the settling tank for treatment. Permits are in place for discharging water to the Housatonic River. All roof drains go directly to the gravel around the perimeter of the building.</p>
<b>UTILITIES:</b>	<p><b>WATER:</b> City <b>SEWER:</b> Septic, however city sewer is in the street nearby and is hooked up to the residential development across River Rd.</p>
<b>HEAT:</b>	<p><b>GAS:</b> Natural Gas, Southern Connecticut Gas Co. Natural gas, hot water. Furnace is a MOD CON system, hot water circulation.</p>
<b>AIR CONDITIONING:</b>	Offices



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<b>AIR COMPRESSOR:</b>	Air lines in the production area, Van Air air dryer to remain
<b>COLUMN SPACE:</b>	40' o.c., minimal
<b>FLOOR LOAD:</b>	Concrete
<b>ELECTRICAL:</b>	AMPS: 400 VOLTS: 208/480 PHASE:3 4 wire Square D & GE Copper bus ducts with pony tail drops in production area. Step down transformer in the Rolling area, 480 volt reduced to 220 volt Dual power feeds to the Pollution control building.
<b>LOADING:</b>	2 loading docks, 10'x10' and a drive in door
<b>HIGHWAY:</b>	1.7 miles to the Wilbur Cross and Merritt Parkway 3 miles to Route 8, and 5 miles to I-95
<b>ZONING:</b>	IA-2, Light Industrial
<b>TAXES:</b>	\$18,381 per year
<b>OCCUPANCY:</b>	Negotiable
<b>PRICE:</b>	\$1,900,000.
<b>COMMENTS:</b>	The Property overlooks the Housatonic River. The present use is for Manufacturing.

Please contact: Bruce Wettstein, SIOR at 203-226-7101 #2 or [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

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726 River Road, Shelton, CT



Housatonic River

110

726 River Road

110



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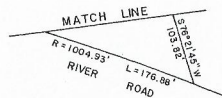
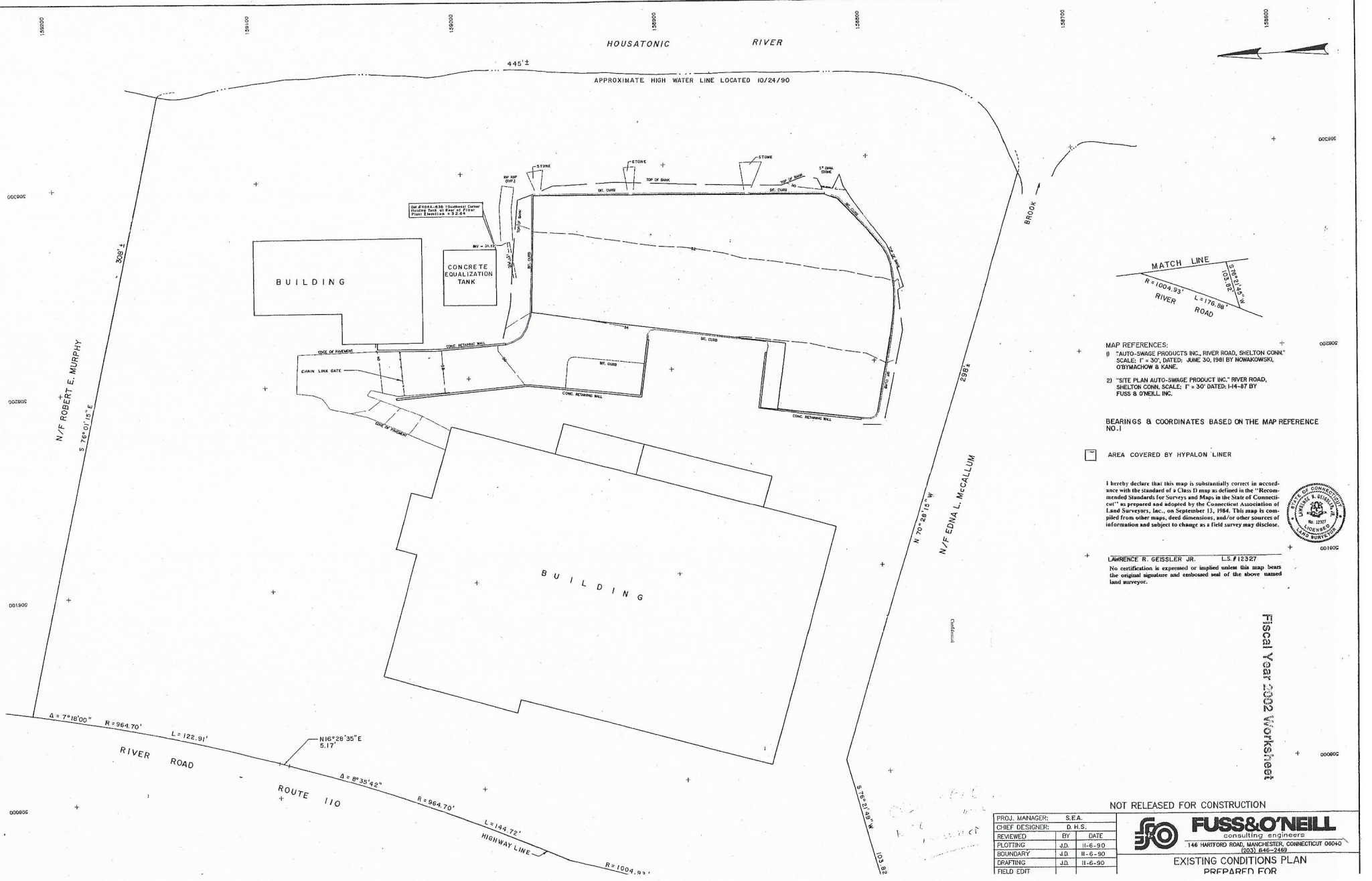
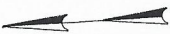
719 Post Road East, Westport, CT 06880

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HOUSATONIC RIVER

APPROXIMATE HIGH WATER LINE LOCATED 10/24/90



- MAP REFERENCES:
- "AUTO-SWAGE PRODUCTS INC., RIVER ROAD, SHELTON CONN." SCALE: 1" = 30', DATED: JUNE 30, 1981 BY NOWAKOWSKI, O'BRYEN & KANE.
  - "SITE PLAN AUTO-SWAGE PRODUCT INC., RIVER ROAD, SHELTON CONN. SCALE: 1" = 30' DATED: 1-14-87 BY FUSS & O'NEILL INC.

BEARINGS & COORDINATES BASED ON THE MAP REFERENCE NO. 1

AREA COVERED BY HYPALON LINER

I hereby declare that this map is substantially correct in accordance with the standard of a Class D map as defined in the "Recommended Standards for Surveys and Maps in the State of Connecticut" as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 12, 1984. This map is compiled from other maps, deed dimensions, and/or other sources of information and subject to change as a field survey may disclose.



LAWRENCE R. GEISLER JR. L.S.#12327  
 No certification is expressed or implied unless this map bears the original signature and embossed seal of the above named land surveyor.

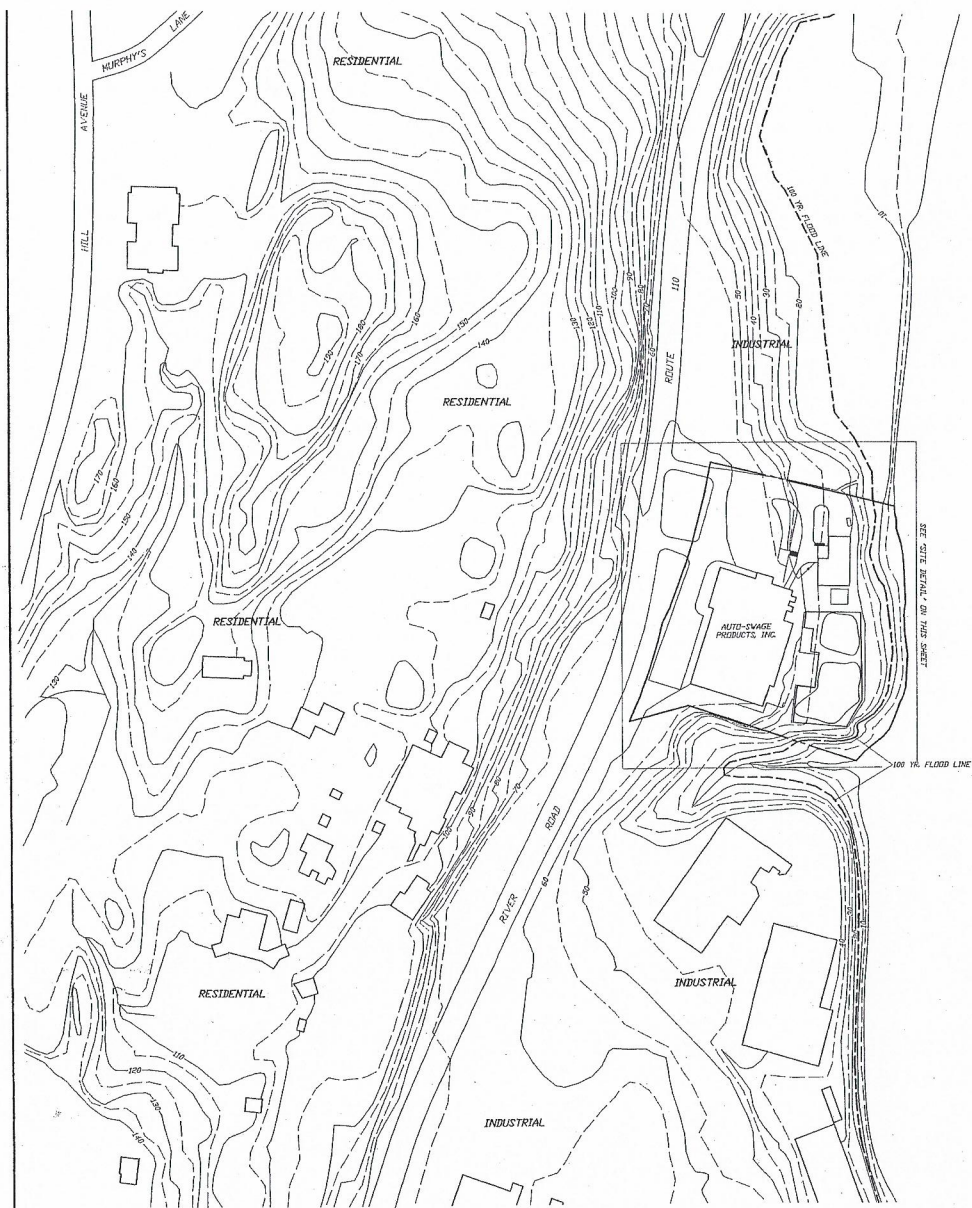
Fiscal Year 2022 Worksheet

NOT RELEASED FOR CONSTRUCTION

PROJ. MANAGER:	S.E.A.
CHIEF DESIGNER:	D.H.S.
REVIEWED	BY DATE
PLOTTING	J.D. 11-6-90
BOUNDARY	J.D. 11-6-90
DRAFTING	J.D. 11-6-90
FIELD EDIT	

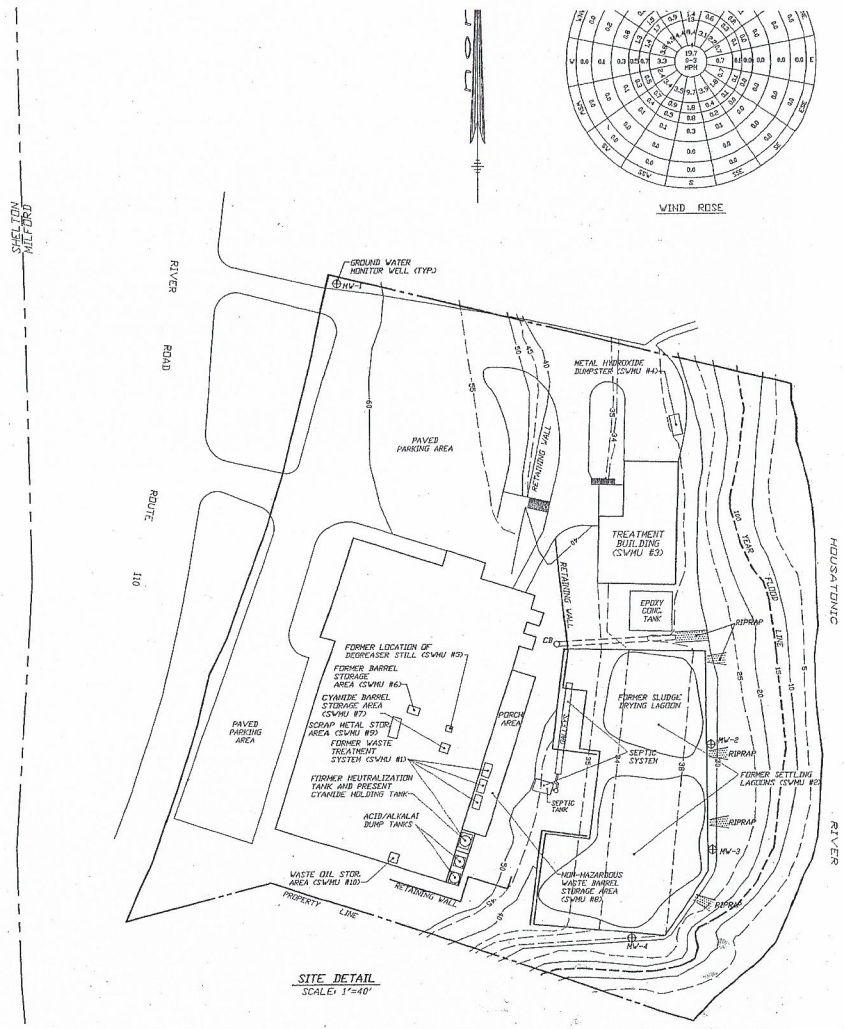


EXISTING CONDITIONS PLAN  
 PREPARED FOR

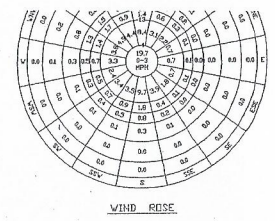


**SITE AREA**  
SCALE: 1"=100'

SEE SITE DETAIL ON THIS SHEET



**SITE DETAIL**  
SCALE: 1"=40'



WIND ROSE

**SITE LAYOUT**

**AUTO-SWAGE PRODUCTS, INC.**  
RIVER ROAD  
SHELTON, CONNECTICUT

REVISIONS		
NO.	DATE	DESCRIPTION

<b>HRP ASSOCIATES, INC.</b> 167 New Britain Avenue Plainville, CT 06062 (203) 793-6899 FAX: (203) 793-6871	DESIGNED	APPROVED	SCALE	AS NOTED
	DRAWN	DATE		
CHECKED	AUT2000.RC			2
	PROJECT NO.			SHEET NO.

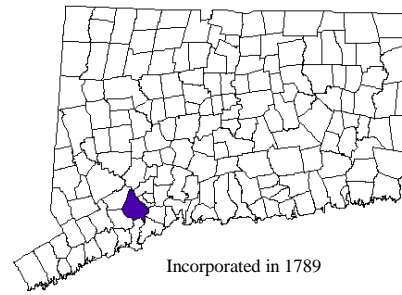


# Shelton, Connecticut

## CERC Town Profile 2014

Town Hall  
54 Hill Street  
Shelton, CT 06484  
(203) 924-1555

*Belongs to*  
Fairfield County  
LMA Bridgeport - Stamford  
Valley Economic Dev. Region  
Valley Planning Area



Incorporated in 1789

### Demographics

Population (2012)	Town	County	State	Race/Ethnicity (2012)	Town	County	State
2000	38,101	882,567	3,405,565	White	36,647	699,870	2,802,217
2010	39,061	905,342	3,545,837	Black	813	99,871	355,660
2012	39,641	918,892	3,572,213	Asian Pacific	1,146	43,203	139,827
2020	40,091	940,616	3,690,997	Native American	28	1,439	8,531
'12-'20 Growth / Yr	0.1%	0.3%	0.4%	Other/Multi-Race	1,007	74,509	265,978
				Hispanic (any race)	2,529	155,557	480,185
Land Area (sq. miles)	31	626	4,845	Poverty Rate (2012)	4.4%	8.8%	10.0%
Pop./ Sq. Mile (2012)	1,297	1,468	737	Educational Attainment (2012)			
Median Age (2012)	45	40	40	Persons Age 25 or Older	<b>Town</b>	<b>%</b>	<b>State</b>
Households (2012)	15,019	332,968	1,360,184	High School Graduate	8,709	30%	677,253 28%
Med HH Inc. (2012)	\$83,755	\$82,614	\$69,519	Associates Degree	2,368	8%	177,531 7%
				Bachelors or Higher	10,347	36%	879,089 36%
Age Distribution (2012)							
	<b>0-4</b>	<b>5-17</b>	<b>18-24</b>	<b>25-49</b>	<b>50-64</b>	<b>65+</b>	<b>Total</b>
Male	885 2%	3,027 8%	1,269 3%	6,309 16%	4,339 11%	3,023 8%	18,852
Female	772 2%	3,306 8%	1,480 4%	6,451 16%	4,692 12%	4,088 10%	20,789
County Total	56,435 6%	169,978 18%	73,098 8%	314,538 34%	179,794 20%	125,049 14%	918,892
State Total	200,031 6%	612,181 17%	328,661 9%	1,194,793 33%	726,725 20%	509,822 14%	3,572,213

### Economics

Business Profile (2013)	Units	Employment	Top Five Grand List (2013)	Amount	% of Net
<b>Sector</b>			Robert Scinto	\$226,640,670	5.0%
Total - All Industries	1,306	22,050	Pitney Bowes Inc	\$45,525,790	1.0%
23 Construction	106	462	United Illuminating	\$44,170,600	1.0%
31 Manufacturing	73	4,286	Aquarion Water Co	\$37,075,300	0.8%
44 Retail Trade	95	1,827	Health New of California Real Estate	\$33,395,800	0.7%
54 Prof, Scientific, and Technical Svcs	189	1,716	Net Grand List (2013)	\$4,514,471,490	
56 Admin, Waste Mgmt, Remediation	94	2,526	Major Employers (2014)		
62 Health Care and Social Assistance	110	2,677	Brennan Realty Llc	Pitney Bowes Inc	
Total Government	20	1,222	BIC Corp	Super Stop & Shop	
			Prudential Financial		

### Education

2010-2011 School Year	Town	State	Connecticut Mastery Test Percent Above Goal							
			Grade 4		Grade 6		Grade 8			
			Town	State	Town	State	Town	State		
Total Town School Enrollment	5,548	548,313								
Most public school students in Shelton attend Shelton School District, which has 5,286 students.			Reading	74 63	89 76	84 75				
			Math	72 67	86 72	80 67				
			Writing	77 67	79 65	NA 65				
			Average SAT Score							
			Average Class Size			Town			State	
For more education data see:	Students per Computer	Town	State	Grade K	Grade 2	Grade 7	Math	Reading	Writing	
<a href="http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPREports.aspx">http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPREports.aspx</a>	Elementary:	3.1	4.1	21.1	22.1	25.4	500	502	506	
	Middle:	1.9	2.7	Grade 5	18.9		494			
	Secondary:	2.6	2.9	High School			510	506		

## Government

Government Form: Mayor-Board of Aldermen

Total Revenue (2012)	\$116,364,658	Total Expenditures (2012)	\$113,998,176
Tax Revenue	\$97,299,584	Education	\$71,812,630
Non-tax Revenue	\$19,065,074	Other	\$42,185,546
Intergovernmental	\$15,116,799	Total Indebtness (2012)	\$59,375,000
Per Capita Tax (2012)	\$2,455	As % of Expenditures	52.1%
As % of State Average	95.1%	Per Capita	\$1,498
		As % of State Average	66.4%

Annual Debt Service (2012)	\$11,080,779
As % of Expenditures	9.7%
Eq. Net Grand List (2010)	\$6,465,685,754
Per Capita	\$163,106
As % of State Average	113%
Moody's Bond Rating (2012)	Aa2
Actual Mill Rate (2012)	18.57
Equalized Mill Rate (2012)	15.09
% of Grand List Com/Ind (2010)	16.3%

## Housing/Real Estate

<i>Housing Stock (2012)</i>	<b>Town</b>	<b>County</b>	<b>State</b>	Owner Occupied Dwellings (2012)	12,353	232,128	929,560
Total Units	15,858	360,692	1,485,445	As % Total Dwellings	78%	64%	63%
% Single Unit	80.0%	64.4%	64.6%	Subsidized Housing (2012)	440	31,049	161,379
New Permits Auth. (2012)	299	2,138	4,669	<i>Distribution of House Sales (2011)</i>	<b>Town</b>	<b>County</b>	<b>State</b>
As % Existing Units	1.89%	0.59%	0.31%	Number of Sales			
Demolitions (2012)	7	386	955	Less than \$100,000	NA	57	392
House Sales (2011)	NA	4,485	13,847	\$100,000-\$199,999	NA	338	3,205
Median Price	NA	\$570,000	\$291,000	\$200,000-\$299,999	NA	511	3,494
Built Pre 1950 share (2012)	19.1%	29.7%	30.2%	\$300,000-\$399,999	NA	564	2,086
				\$400,000 or More	NA	3,015	4,670

## Labor Force

<i>Place of Residence (2013)</i>	<b>Town</b>	<b>County</b>	<b>State</b>	<i>Connecticut Commuters (2011)</i>			
Labor Force	22,492	471,992	1,859,934	Commuters into Town from:	Town Residents	Commuting to:	
Employed	20,920	438,621	1,715,398	Shelton	3,335	Shelton	3,335
Unemployed	1,572	33,371	144,536	Bridgeport	1,998	Bridgeport	2,343
Unemployment Rate	7.0%	7.1%	7.8%	Stratford	1,307	Stratford	1,595
<i>Place of Work (2013)</i>				Milford	1,082	Trumbull	984
Units	1,306	33,728	113,697	Trumbull	868	New Haven	944
Total Employment	22,050	413,404	1,640,223	Ansonia	761	Fairfield	906
2000-'13 AAGR	0.3%	-0.3%	0.2%	Seymour	734	Milford	888
Mfg Employment	4,286	35,961	163,828	Derby	604	Stamford	848
				Fairfield	586	Norwalk	817

## Other Information

<i>Crime Rate (2012)</i>	<b>Town</b>	<b>State</b>	<i>Distance to Major Cities</i>	<i>Miles</i>	<i>Residential Utilities</i>
Per 100,000 Residents	1,138	2,433	Hartford	40	Electric Provider
<i>Library (2013)</i>			Boston	131	The United Illuminating Co.
Public Web Computers	15		New York City	60	(800) 257-0141
Circulation per Capita	6		Providence	96	Gas Provider
<i>Families Receiving (2014)</i>					Yankee Gas Company
Temporary Assistance	134				(800) 989-0900
<i>Population Receiving (2014)</i>					Water Provider
Food Stamps	1,878				Aquarion Water Company
					(800) 732-9678
					Cable Provider
					Comcast Seymour
					(800) 266-2278