



|                         |               |                       |                     |
|-------------------------|---------------|-----------------------|---------------------|
| <b>Building:</b>        | 85,074 SF     | <b>Clear Height:</b>  | 21' 7"              |
| <b>Land:</b>            | 7.37 acres    | <b>Columns:</b>       | 35' x 40'           |
| <b>Year Built:</b>      | 1991          | <b>Loading Docks:</b> | 3 (8'x10')          |
| <b>Renovation:</b>      | New Roof 2016 | <b>Sprinkler:</b>     | Yes                 |
| <b>Space Available:</b> | 32,574 SF     | <b>Heat:</b>          | Air Rotation System |
| <b>Office:</b>          | 3,970 SF      | <b>A/C:</b>           | Office Space        |
| <b>Availability:</b>    | Immediate     | <b>Lease Rate:</b>    | \$7.25/SF NNN       |

For more information, please contact:

**Partnership. Performance.**

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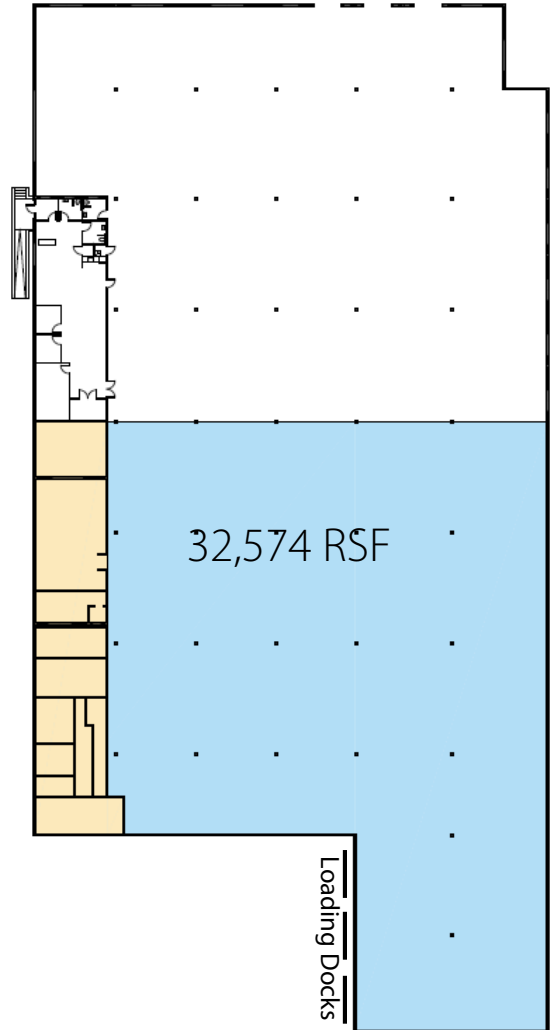
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AVAILABLE— 32,574 SF  
WAREHOUSE SPACE  
65 Trap Falls Road, Shelton, CT



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