710 Bridgeport Avenue
Shelton, CT

Available For Lease
127,833 SF
Warehouse/Manufacturing

AVAILABLE at $5.50 PSF NNN

127,833 SF air-conditioned warehouse/manufacturing/R&D space with 7,000 SF of office, six loading docks and energy efficient lighting recently installed.

Building has 223 parking spaces, internal loading docks, and has excellent access, directly off Exit 12 of Route 8. Easy access to I-95, I-84, and Merritt Parkway.

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77 Old Ridgefield Road
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COLDWELL BANKER COMMERCIAL
NRT

710 Bridgeport Avenue, Shelton, CT

Route 8, Exit 12

Available:	**127,833 SF (w/ a 7,000 SF Office)**	*Docks:*	**6 Docks:**
Built:	**1979**		**4 Internal Covered Drive-in Docks**
Ceiling:	**22' Clear**		**2 External Docks**
Columns:	**40' x 40'**	*A/C*	**2 Chillers (450 Ton)**
Parking:	**1.75 per 1000 SF (223 spaces)**	*Utilities:*	**City water and sewer**
Crane:	**2 Ton Crane**	*Electric:*	**2,000 amps**

Zone: **I-A3 Office/R&D/Light Ind. Warehouse**

Heating: **5 Gas Fired Boilers, 2 @ 250hp, 2 @ 200hp, 1 @ 80hp**

Lighting: **Newly installed energy efficient T-6, warehouse lighting**

Access: **Immediately off Exit 12 of Route 8, with easy access to I-95, I-84, and Merritt Pkwy.**

Lease Rate: **$5.50 PSF NNN**

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