

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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Coldwell Banker Commercial NRT
77 Old Ridgefield Road
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Independently owned and operated by NRT. The Broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Seller/Owner or has been obtained from other third party sources such as public records. Prior to entering into a contract, Purchaser/Tenant is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's/Tenant's intended use of the property.

710 Bridgeport Avenue, Shelton, CT



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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