

100 Trap Falls Road Ext., Shelton, CT

WAREHOUSE SPACE

**AVISON
YOUNG**



Building:	81,526 SF	Clear Height:	15'-33'
Land:	6.5 acres	Columns:	Clear Span
Year Built:	1978	Loading Docks:	2 docks
Renovation:	2014	Drive Ins:	One 10' x 14' Ramp
Space Available:	19,771 SF	Sprinkler:	Yes
Office:	2,000 SF	Heat:	Gas Air Rotation System
Availability:	June 2020	A/C:	Office Space Only
Power:	200 Amps @ 480 V	Lease Rate:	\$8.50 /RSF NNN

For more information, please contact:

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Partnership. Performance.

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