

VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

7,000 Sq. Ft. Available for Lease

OFFICE BUILDING FOR SALE



Comments:

The building is located in the prime office market of Shelton Connecticut with easy & quick access to Route 8 Exit 11, numerous restaurants and shopping & medical.

917 Bridgeport Avenue, Shelton, Connecticut

32,325 square feet

Building: Office and assembly space presently used as medical and other business'. Completely renovated with a new exterior façade.

Parking: 116 spaces

Utilities: All utilities, city water, sewer, and natural gas.

Heat: Natural gas fired system

Price Reduced! : \$4,000,000

Layout: Multiple tenants, individual entries, available space has private bath and separate entrance.

**For additional information please contact Bruce Wettstein, SIOR
(203) 226-7101 (ext.2) or email 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 Ext 2
www.vidalwettenstein.com

FLEX / MEDICAL / OFFICE FACILITY AVAILABLE FOR SALE

- ADDRESS:** 917 Bridgeport Avenue, Shelton, Connecticut
- SIZE:** 32,325 square foot, office and assembly space, presently used as medical, and other business'
- DESCRIPTION:** Single story block and steel building, originally built in 1964 and expanded in 1974. Completely renovated with a new exterior façade.
- ZONING:** OPD, (Office Park District), I-A2 with SDD (Special Design Development District Overlay).
- PARKING:** Presently, 116 spaces.
- CLEAR HEIGHT:** Office is standard 9'6", and assembly varies from 10' to 12'.
- SAFETY DETAILS:** Building is fully sprinklered with a wet system connected directly to ADT security zoned fire alarm system. Ample pull stations, fire and smoke detectors are throughout the facility, & all corridors have motion detectors.
- WATER:** City water, Aquarion Water Company
- SEWER:** City sanitary sewers and storm drains in parking area.
- GAS:** Natural gas, S C Gas Company
- TELEPHONE:** Lightpath telephone system. Dual T-1 lines in the building. Fiber Optics are in the street. Also, 10/100 MB/DEC Ethernet 256 data lines expandable to T-1
- HVAC:** Fully air conditioned with 10 gas driven Carrier roof units. 10 zones (7 for 20,200 sq/ft and 3 for 12,400 sq/ft) Separate thermostats throughout. 105 tons of A/C in total.
- FLOOR LOAD:** 6" reinforced concrete.
- ELECTRICAL:** Amps: 1,200 Volts: 120/208/240 Phase: 3 Wire: 4

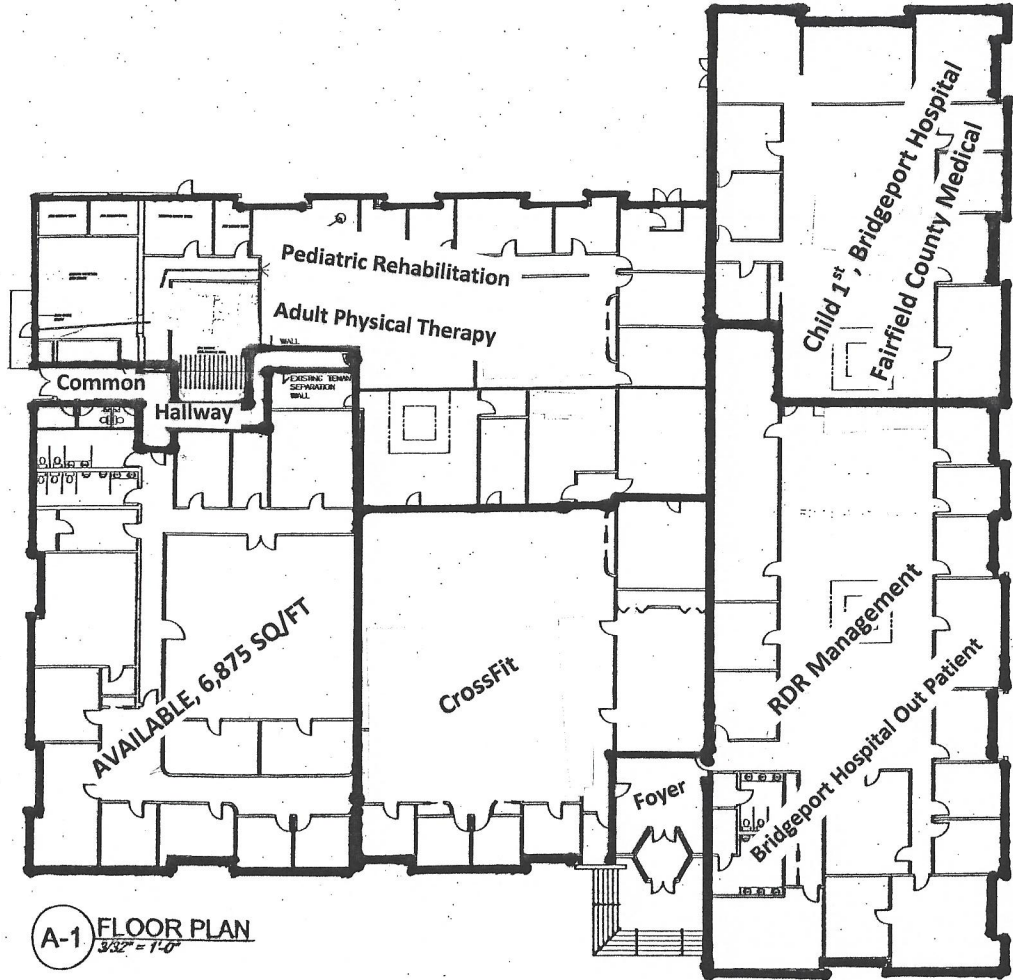


FLEX / MEDICAL / OFFICE FACILITY AVAILABLE FOR SALE

- ADDRESS:** 917 Bridgeport Avenue, Shelton, Connecticut
- MAJOR ACCESS:** RT-8, 7/10th of a mile from exit 11 north and southbound, and southbound exit 11 is directly in front of the property.
- ROOF:** 2 ½" built up asphalt and gravel roof, Perlite and Polyisocyanurate type material. R12 rated, steel decking.
- TAXES:** \$47,974 or \$1.48 per sq/ft.
- OCCUPANCY:** Portion of approximately 7,000 square feet is available for lease.
- PRICE:** \$4,000,000
- COMMENTS:** Situated on the Route 8 connector and corridor, the building is in the lower and more accessible area of Shelton. The tax base in the Town has remained one of the State's most stable, with the Town's reputation as one of the most desirable areas to live and work

For a tour or additional information, please contact Bruce Wettenstein, SIOR at 203-226-7101 #2 or bruce@vidalwettenstein.com





A-1 FLOOR PLAN
3/32" = 1'-0"

— TENANT SEPARATION WALL

REVISIONS	
1	
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GUEDES - KHAN INC.
 Designers, Architects & Project Managers
 1425 Noble Avenue, Bol. CT. 06610
 Tel. 203-387-5180 Fax. 203-387-4861

877 BRIDGEPORT AVE, LLC BRIDGEPORT, CT	DATE: 06-10-06	SCALE: AS NOTED
	DATE: 06-10-06	BY: [signature]
SHEET NO. 0001		OF SHEETS 0001



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Real Estate for Business & Investment



←
Route 8, Exit 11
Off ramp onto
Bridgeport Ave.

917 Bridgeport Avenue

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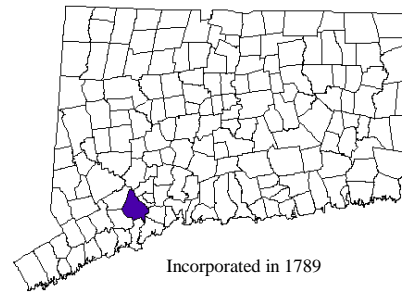
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Shelton, Connecticut

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	Town	%	State
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)							
	0-4	5-17	18-24	25-49	50-64	65+	Total
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
Sector			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	Reading	74 63	89 76	84 75				
Most public school students in Shelton attend Shelton School District, which has 5,286 students.			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	
http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPReports.aspx	Elementary:	3.1	4.1	21.1	22.1	25.4	510	500	502	
	Middle:	1.9	2.7	Grade 5	Grade 7		494	506		
	Secondary:	2.6	2.9	High School	18.9		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>	Town	County	State	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>	Town	County	State
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>	Town	County	State	<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>	Town	State	<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