

40 Oliver Terrace, Shelton, Connecticut



INDUSTRIAL SPACE FOR LEASE

Available Square Feet: 12,500 Sq. Ft.

Owner will consider upgrading the building including heat lights insulated industrial and a large parking or storage area.

Parking: 150± Cars

Zoning: IA-2

Clear Height: 22' – 28'

Drive in Doors: 12' x 12' to 16' x 14'

Column Spacing: Single row center

Asking Rate per sq. ft.: \$5.75, "As Is"

Contact Bruce Wettenstein, SIOR
203-226-7101 ext. 2
bruce@vidalwettenstien.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



SIOR

Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

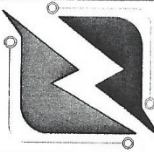


LEASED

**12,500 Sq. Ft.
Available**

**12,500 SQ FT
Available for Lease**

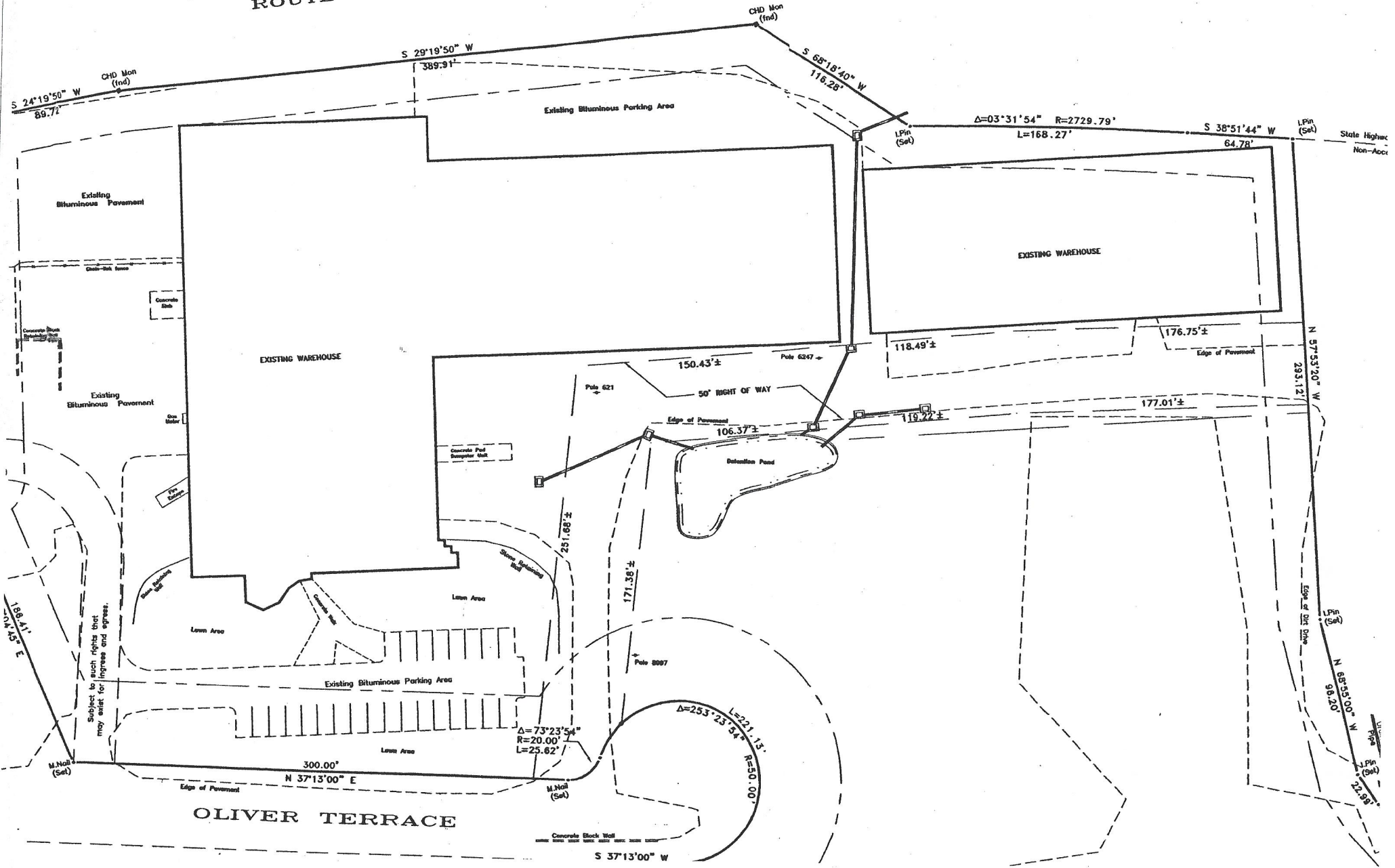
PROJECT:		DATE	7/9/2015
DRAWING TITLE:		ENG.	
DRAWING NUMBER:	WAREHOUSE DRAWING	DWN BY	Andrew.barbera
CHECKED BY:			



CUSTOMER:

RESA
POWER SOLUTIONS-
40 OLIVER TERRACE SHELTON, CT 06484
PH:(203) 929-6363

STATE OF CONNECTICUT
ROUTE 8



S 24°19'50" W
89.72'

CHD Mon
(Ind)

S 29°19'50" W
389.91'

CHD Mon
(Ind)

S 68°16'40" W
116.28'

Δ=03°31'54" R=2729.79'
L=168.27'

S 38°51'44" W
64.78'

L Pin
(Set)

State Highw
Non-Accr

Existing
Bituminous
Pavement

Existing Bituminous Parking Area

EXISTING WAREHOUSE

EXISTING WAREHOUSE

150.43'±

Pole 6247

118.49'±

176.75'±

Edge of Pavement

N 57°53'40" W
293.12'

Existing
Bituminous
Pavement

50' RIGHT OF WAY

177.01'±

106.37'±

119.22'±

Definition Point

251.66'±

171.36'±

Pole 8097

188.41' E
104.45' E

Subject to such rights that
may exist for ingress and egress.

Existing Bituminous Parking Area

Δ=73°23'54" R=20.00'
L=25.62'

Δ=253°23'34" L=221.15'
R=50.00'

300.00" N 37°13'00" E

M.Nail
(Set)

M.Nail
(Set)

OLIVER TERRACE

Concrete Block Wall

S 37°13'00" W

153'

N 68°55'00" W
98.20'

Pipe
(Set)

22.59'