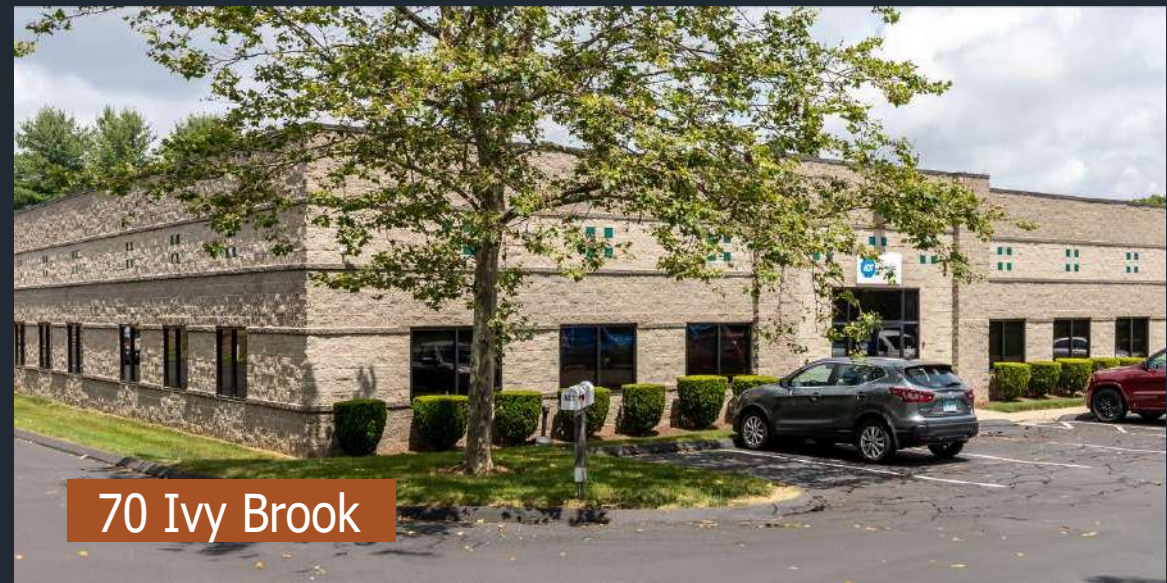


**FOR LEASE**

# Industrial Tech Park

FORMERLY KNOWN AS “SHELTON TECHNOLOGY CENTER”

50, 70 Ivy Brook Road, Shelton, CT



# PROPERTY HIGHLIGHTS

Industrial Tech Park (formerly known as Shelton Technology Center) is a +/-12-acre Class A Flex/Industrial Park in Shelton, CT, with easy access to the I-95 and I-84 and CT-15 via Route 8. The park offers premier spaces featuring 15'8" clear ceiling heights, ample parking spaces, and prominent monumental signage. Highlights Include:

## 50 Ivy Brook Road – 46,515 SF Available (Divisible)

- **Accessibility:** Two docks and one drive-in door
- **Electric Power:** Heavy 1600 AMP, 120/208-Volt, three-phase, four wire
- **Fully Sprinklered Building**
- **Emergency Backup Generator**
- **High-quality office area, air-conditioned throughout**
- **Special Features:** Spectacular light manufacturing/production R&D space
- **Historical Use:** Formerly occupied by Black & Decker for R&D

## 70 Ivy Brook Road – 1,858 SF Available

- **Electric:** 120/208-Volt, three-phase, four-wire
- **Fully Sprinklered**
- **Office layout within**
- **Accessibility:** Two Drive-in doors
- **Strong corporate presence**





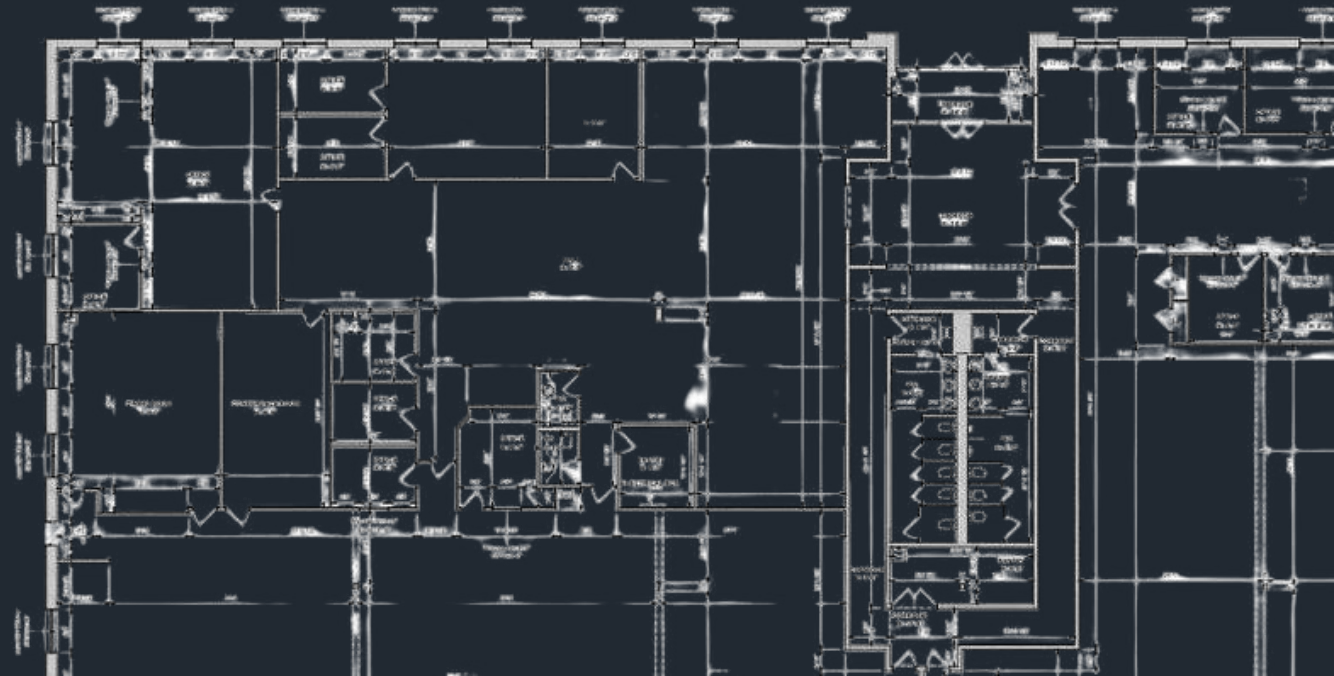


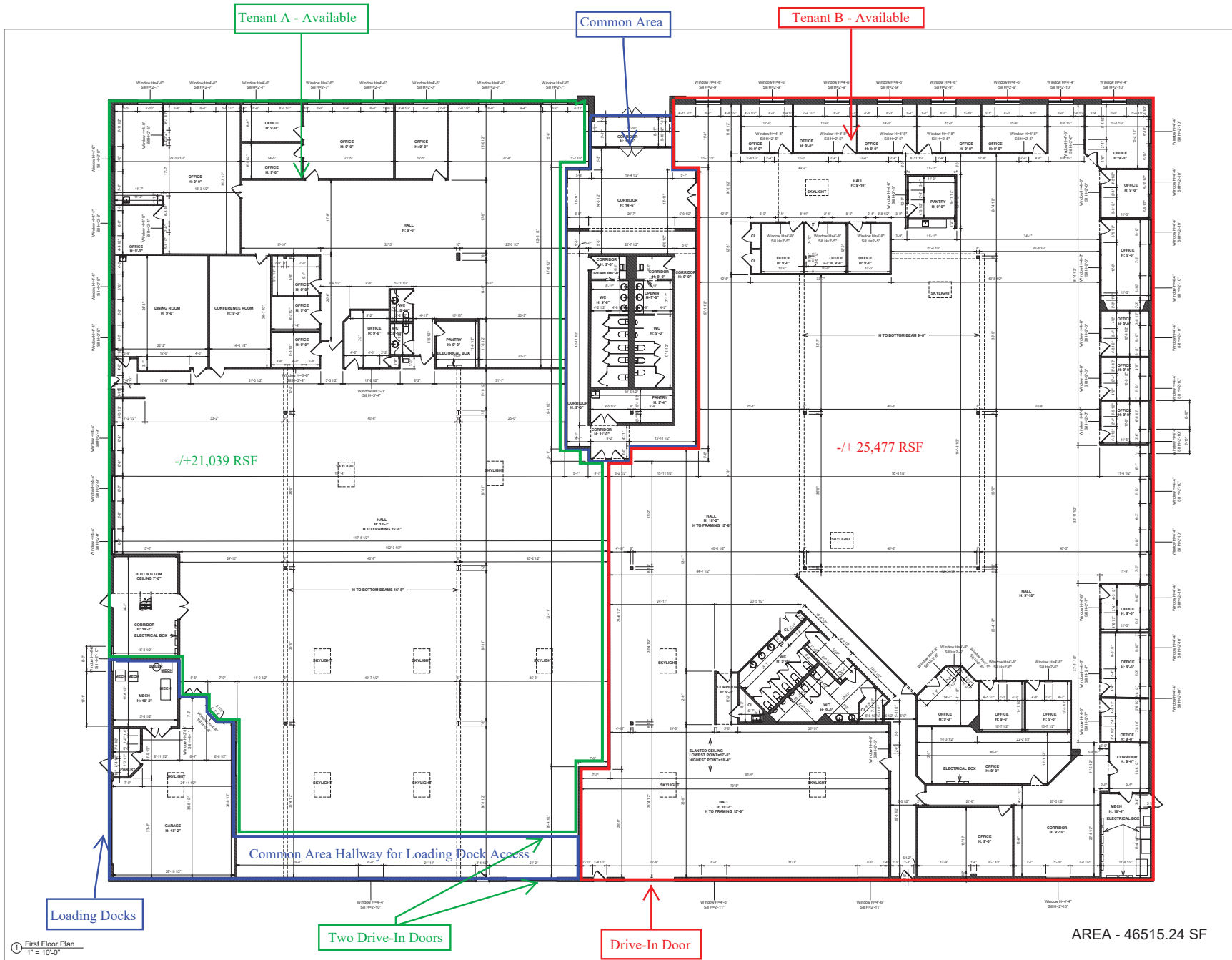


## FLOOR PLANS

# 50 Ivy Brook Road, Shelton, CT

46,515 SF AVAILABLE – (Divisible)





# Project

50 Ivy Brook Rd Shelton, CT 06484

# Drawing

As-built Floor Plan

# A - 001

Area 46515.24 SF

Scale 1" = 10'-0"

Date 05/18/2024

Drawn By O. P.

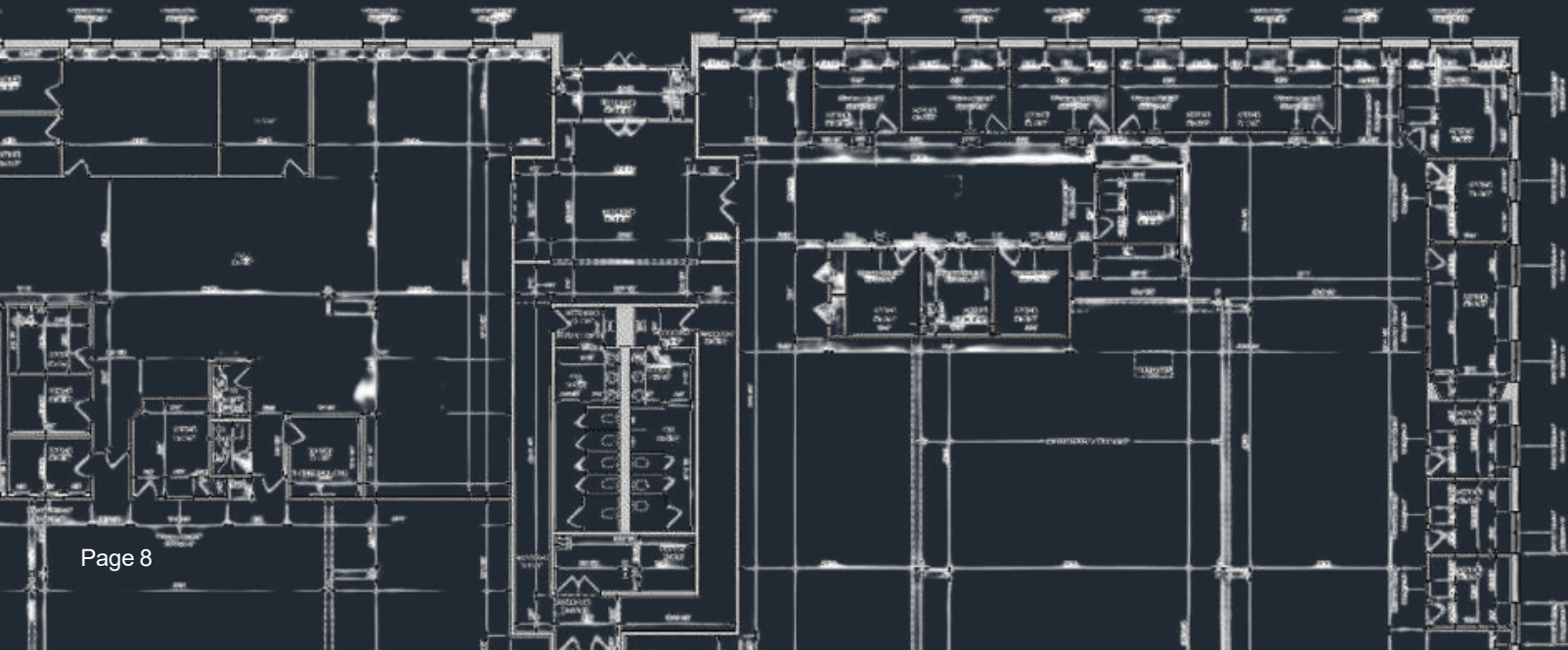
Notes

AREA - 46515.24 SF

## FLOOR PLANS

# 70 Ivy Brook Road, Shelton, CT

1,858 SF AVAILABLE

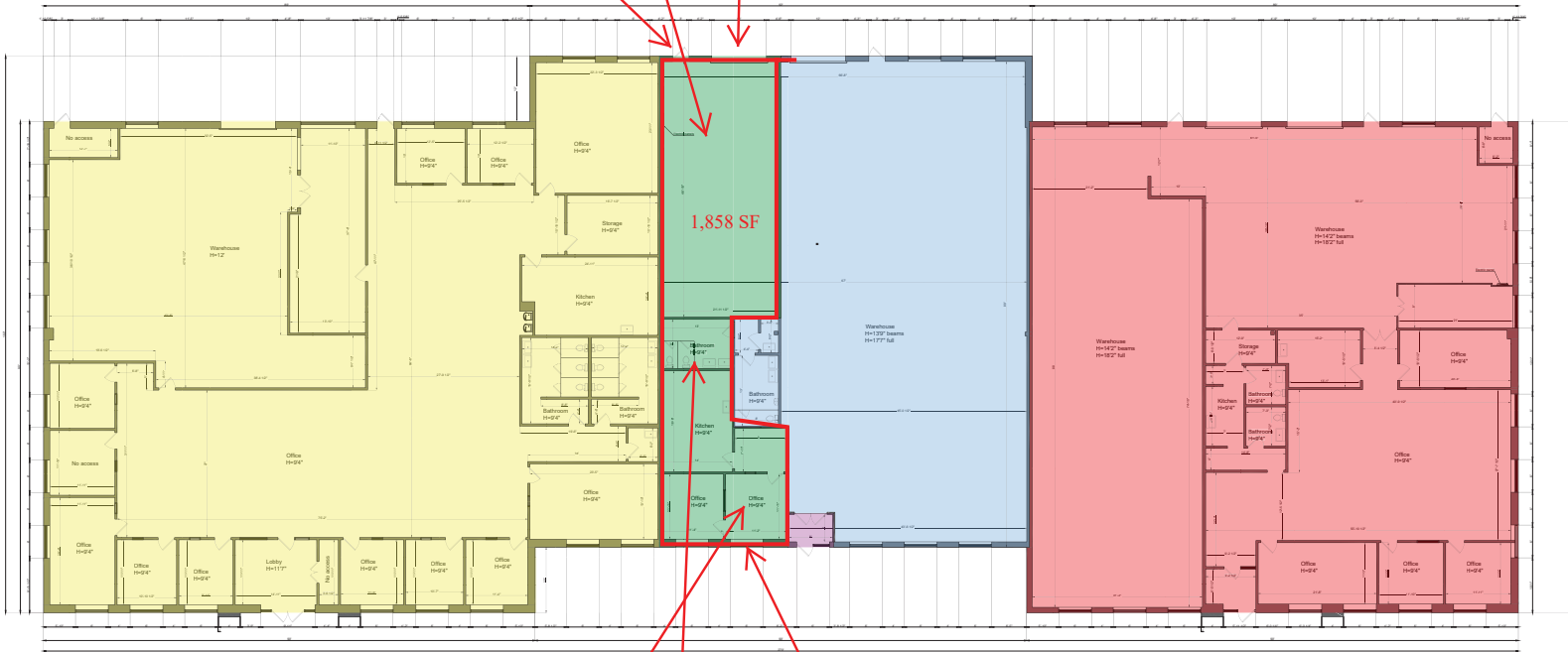


70 Ivy Brook Left Side of Middle Space  
1,858 SF

Warehouse Space

Rear Door Access

Drive-In Door



Office Area

Restrooms

Exterior Entrance Coming

Windows height 48"  
Sill height 2'10"

# 50 & 70 Ivy Brook Road, Shelton, CT



## CONTACT US



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*Thank you!*