

AVAILABLE FOR SALE

175 Constitution Blvd. South
Shelton, CT 06484

 **BHGRE**
COMMERCIAL™

ATHERTON TEAM

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PROPERTY OVERVIEW

The Atherton Team at BHGRE Commercial exclusively presents for sale a unique opportunity at 175 Constitution Blvd. South in Shelton, CT. This property, a rare gem in the market, combines versatile flex space featuring both office and warehouse areas, complete with a loading dock and ramp—an ideal setup for an owner/user seeking a dynamic business space. Property has a generator on site servicing the entire building.

Don't miss the chance to secure this exceptional property that seamlessly blends functionality with growth potential. Contact The Atherton Team at BHGRE Commercial for more information or to schedule a viewing.

OFFERING SUMMARY:

Sale Price:	\$2,900,000
Building Size:	19,992 SF
Land Size:	5.23 Acres
Zone:	LIP1

KEY FEATURES:

Flex Space: A perfect blend of office and warehouse space catering to a variety of business needs.

Loading Dock with Ramp: Streamline your operations with the convenience of a loading dock equipped with a ramp for seamless logistics.

Expansion Potential: Possible opportunity for expansion, allowing your business to grow and thrive.

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EXPECT BETTERSM



Property Highlights

Office Space:	13,994 +/- SF
Warehouse Space:	5,998 +/- SF
Year Built:	1999
Stories:	1
Ceiling Heights:	Office: 12' – 13' Warehouse: 16'
# Loading Docs:	1
Electrical:	3000 Amps, 3 Phase, 480 Volt
Utilities:	Natural Gas, City Sewer, City Water
Parking:	Approx. 41 +/- Spaces
RE Taxes:	\$31,233.00

ADDITIONAL HIGHLIGHTS:

Generator: On-site generator servicing the entire building.

Strategic Location: Situated right off Route 8, prime location, the property offers easy access to major transportation routes, making it convenient for both clients and employees.

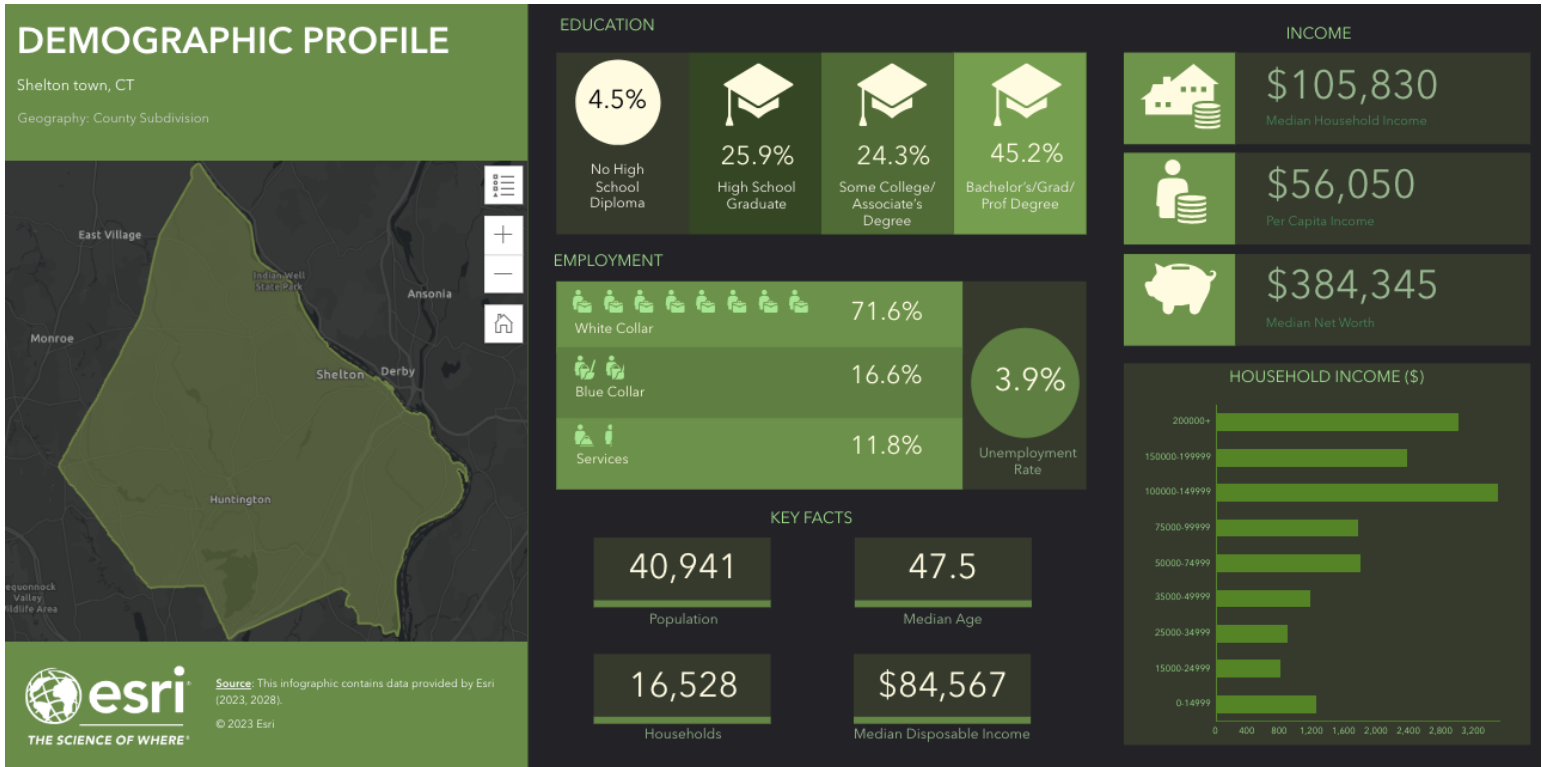
Owner/User Friendly: Tailored for an owner/user, this property provides the ideal environment for businesses looking to customize their space to meet specific operational requirements.

Opportunity for Growth: This property isn't just a space; it's a canvas for potential. With the rare potential opportunity for larger expansion, businesses can envision a future of growth and success.

Photos



Town of Shelton, CT



Proximity: Shelton is situated in Fairfield County, which is part of the Greater New York City metropolitan area. Being close to major markets like New York City can provide businesses with access to a large and diverse customer base.

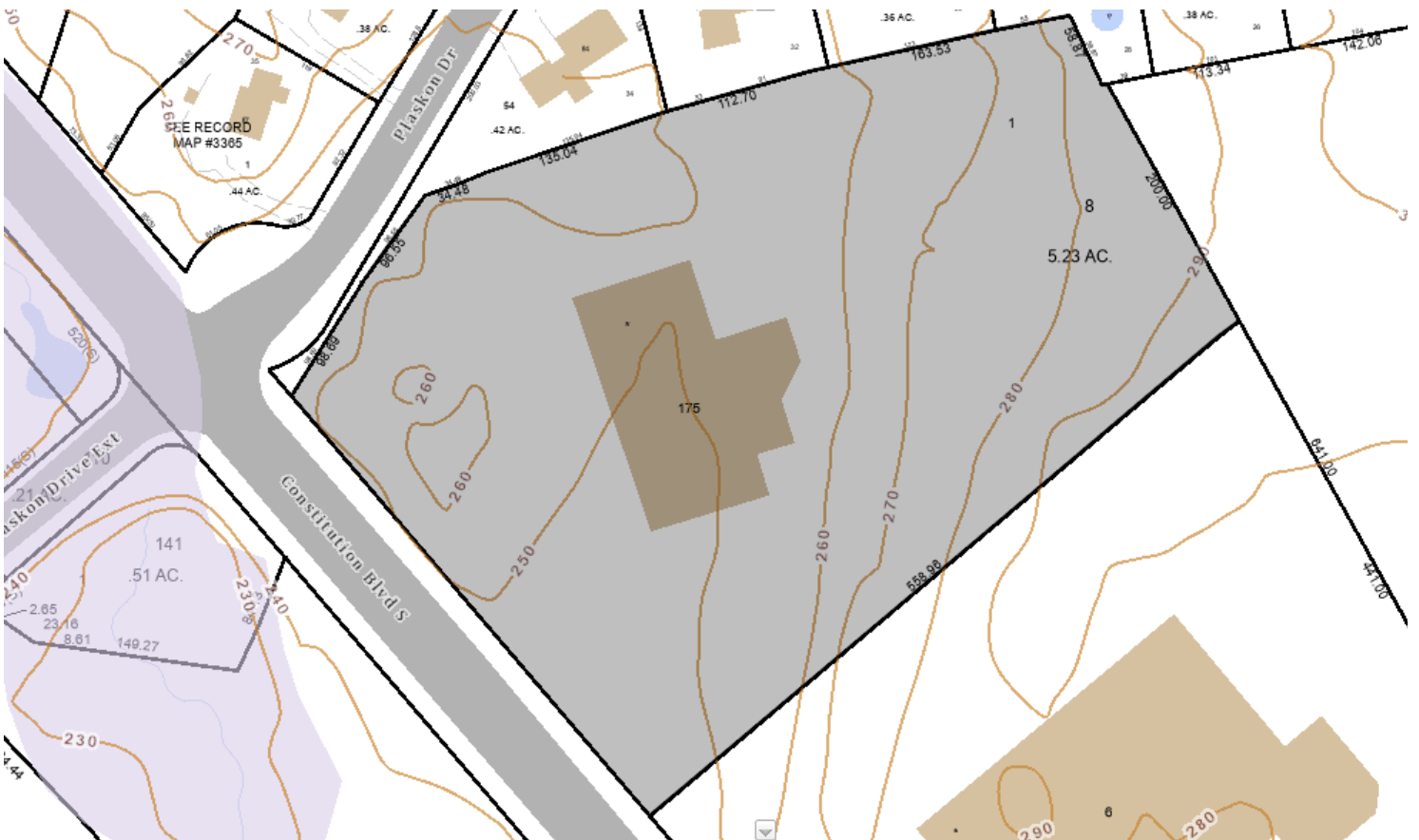
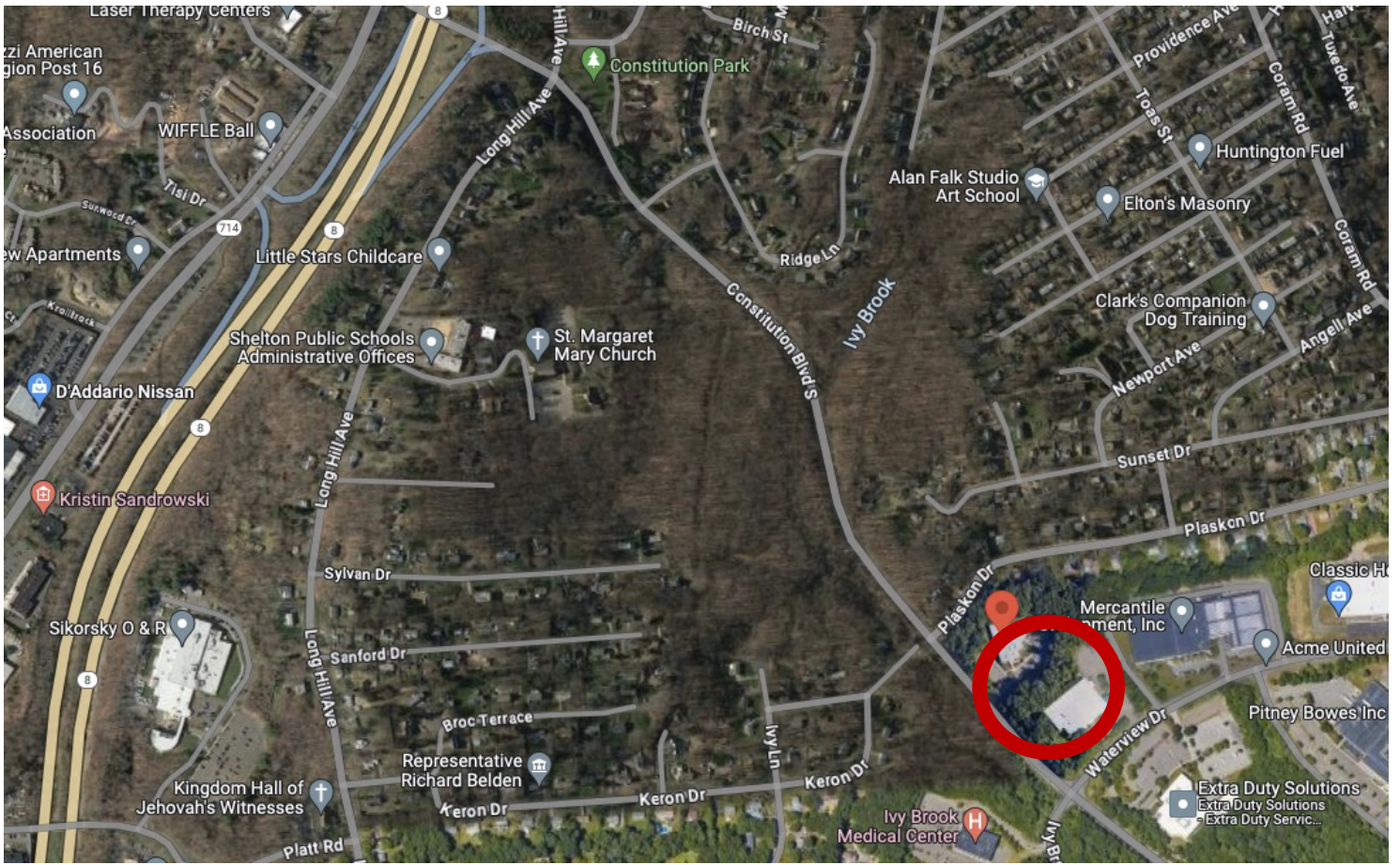
Transportation Infrastructure: Shelton has good transportation infrastructure, including highways and proximity to airports. Easy access to transportation facilitates the movement of goods and services, as well as business travel, situated right on Rte. 8, offering easy access to the Merritt Parkway, I-95 and I-84.

Quality of Life: Shelton offers a good quality of life with a mix of suburban and rural elements. This can be attractive for employees who may prefer a quieter environment while still having access to the amenities of nearby urban areas.

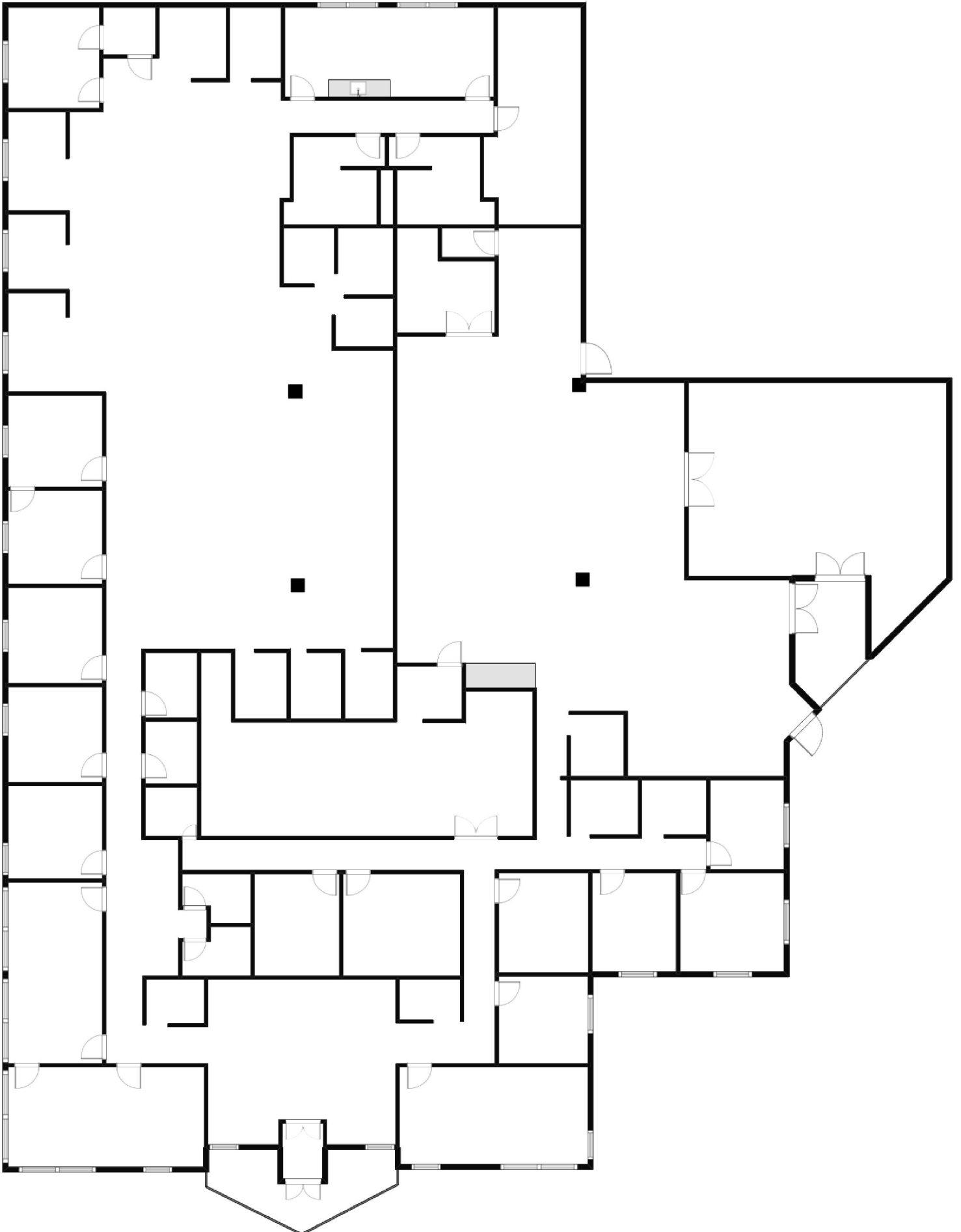
Business-Friendly Environment: Shelton has a long-standing reputation for being more business-friendly due to factors like tax incentives, regulatory environment, and support services.

Diverse Industries: Depending on the industry, Shelton's proximity to various economic sectors in the region may be advantageous. For example, if your business is in finance, technology, or manufacturing, being in close proximity to these industries can open up collaboration opportunities.

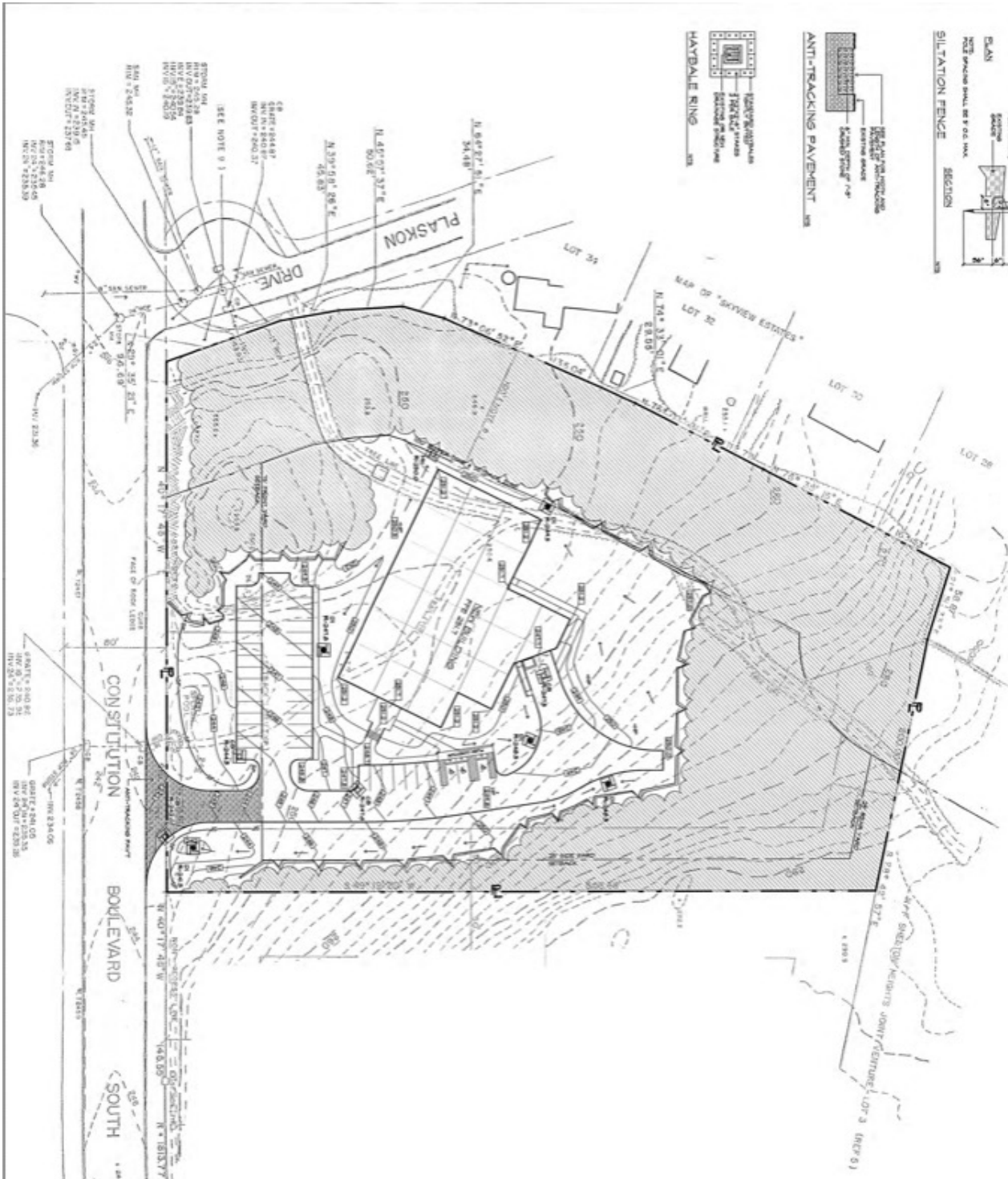
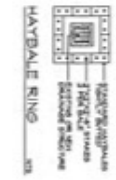
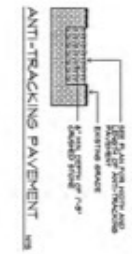
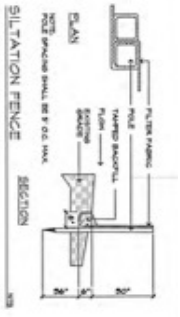
Educational Institutions: If your business relies on a skilled workforce, Shelton is close to several reputable educational institutions. This can help in attracting and retaining a talented workforce.



Floor Plan



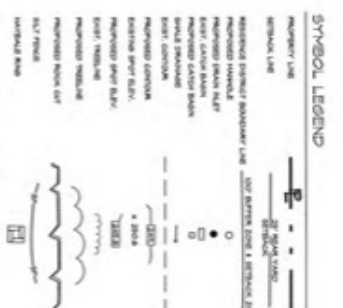
Site Plan



CONSTRUCTION SEQUENCE

1. PREPARE THE CONSTRUCTION SITE BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
2. CONSTRUCTION OF THE FOUNDATION FOR THE BUILDING.
3. CONSTRUCTION OF THE WALLS AND ROOF OF THE BUILDING.
4. CONSTRUCTION OF THE INTERIOR FINISHES.
5. CONSTRUCTION OF THE EXTERIOR FINISHES.
6. CONSTRUCTION OF THE LANDSCAPE AND PAVING.
7. CONSTRUCTION OF THE UTILITY SERVICES.
8. CONSTRUCTION OF THE SECURITY SYSTEMS.
9. CONSTRUCTION OF THE FURNITURE AND EQUIPMENT.
10. COMPLETION OF THE PROJECT.

SYMBOL LEGEND



EROSION CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. SLOPES SHALL BE STABILIZED IMMEDIATELY FOLLOWING EXPOSURE OF EARTH.
3. SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MATS OR VEGETATION.
4. ALL EXPOSED AREAS SHALL BE LEFT COVERED OR PROTECTED AT ALL TIMES.
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NOTES:

1. THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND VEGETATION ON THE SITE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

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