

# FLEX BUILDING FOR LEASE & SALE



The building is located in the prime Shelton market with easy & quick access to Route 8, Exit 11. There are numerous restaurants, shopping, health clubs & medical. Shelton, with one of the lowest tax rates in the State, is one of the fastest growing & best towns to work in. The building sits on 3.228 acres.

Contact:  
Bruce Wettenstein, SIOR  
203 226-7101, Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)



**917 Bridgeport Avenue  
Shelton, Connecticut**

**32,325 square feet**

Portions available for lease

**Building:** One story flex/industrial/office space, partially leased to 3 tenants, and 20,000 sq. /ft. available for owner/occupancy.

**Parking:** 116 spaces

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

**Heat:** Natural gas fired system

**Price Reduced! : \$4,000,000., \$14.00 NNN**

**Layout:** Multiple spaces can be combined, individual entries, available space has private bath and separate entrance.

**Loading:** Presently there are double entry doors, however truck drive in can be installed.

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](http://www.vidalwettenstein.com)

# 917 Bridgeport Avenue, Shelton, Connecticut

## FLEX / MEDICAL / OFFICE FACILITY AVAILABLE FOR SALE

|                 |   |                    |          |
|-----------------|---|--------------------|----------|
| 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  |

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## FLEX / MEDICAL / OFFICE FACILITY AVAILABLE FOR SALE

**MAJOR ACCESS:** RT-8, 7/10<sup>th</sup> of a mile from exit 11 north and southbound, and southbound exit 11 is directly in front of the property.

**ROOF:** 2 1/2" built up asphalt and gravel roof, Perlite and Polyisocyanurate type material. R12 rated, steel decking.

**TAXES:** \$47,974 or \$1.48 per sq/ft. as of 2018

**OCCUPANCY:** Approximately 20,000 sq/ft is available, timeframe tbd.

**PRICE:** \$4,000,000., \$14.00 NNN

**TAX & CAM:** \$4.75 as of 2018

**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**

**203-226-7101 #2 or [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)**

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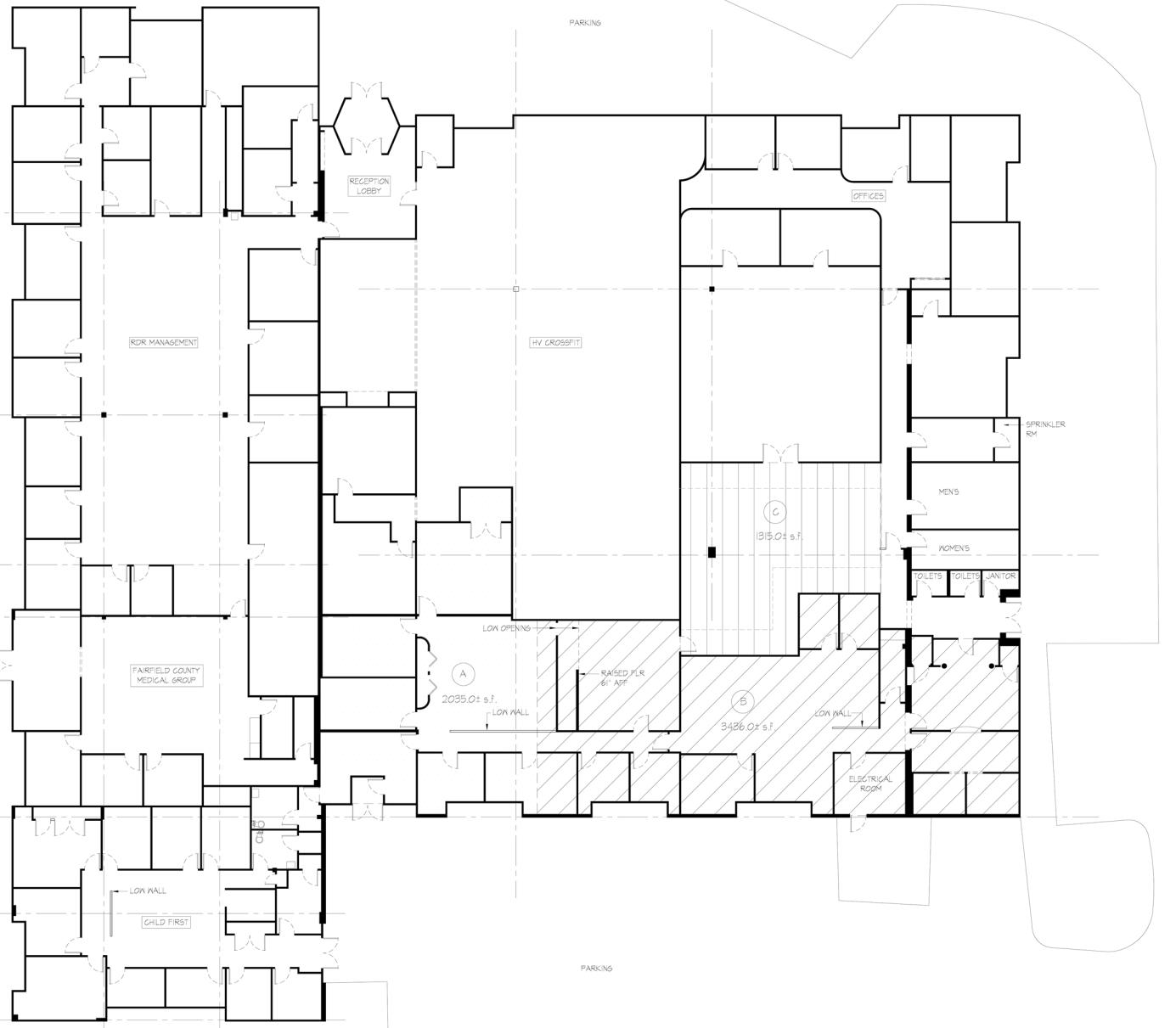


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TO BRIDGEPORT AVE



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Shelton, Connecticut**

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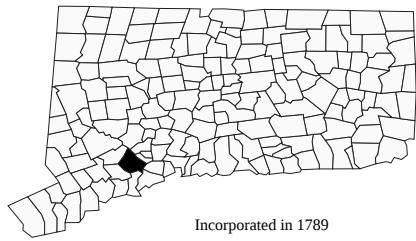
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# Shelton, Connecticut

## CERC Town Profile 2017 *Produced by The CT Data Collaborative*

**City Hall**  
54 Hill Street  
Shelton, CT 06484  
(203) 924-1555

*Belongs To*  
Fairfield County  
LMA Bridgeport - Stamford  
Naugatuck Valley Planning Area



### Demographics

#### Population

|                           | <b>Town</b> | <b>County</b> | <b>State</b> |
|---------------------------|-------------|---------------|--------------|
| 2000                      | 38,101      | 882,567       | 3,405,565    |
| 2010                      | 39,559      | 916,829       | 3,574,097    |
| 2011-2015                 | 40,783      | 939,983       | 3,593,222    |
| 2020                      | 38,374      | 944,692       | 3,604,591    |
| '15 - '20 Growth / Yr     | -1.3%       | 0.1%          | 0.1%         |
|                           | <b>Town</b> | <b>County</b> | <b>State</b> |
| Land Area (sq. miles)     | 31          | 625           | 4,842        |
| Pop./Sq. Mile (2011-2015) | 1,331       | 1,504         | 742          |
| Median Age (2011-2015)    | 46          | 40            | 40           |
| Households (2011-2015)    | 15,392      | 334,320       | 1,352,583    |
| Med. HH Inc. (2011-2015)  | \$86,870    | \$84,233      | \$70,331     |

#### Race/Ethnicity (2011-2015)

| <b>Town</b> | <b>County</b> | <b>State</b> |
|-------------|---------------|--------------|
| 36,339      | 602,311       | 2,487,119    |
| 364         | 105,683       | 370,501      |
| 1,568       | 47,398        | 150,670      |
| 10          | 2,234         | 8,908        |
| 803         | 89,549        | 283,800      |
| 2,199       | 171,720       | 526,508      |

#### Poverty Rate (2011-2015)

| <b>Town</b> | <b>County</b> | <b>State</b> |
|-------------|---------------|--------------|
| 5.1%        | 9.0%          | 10.5%        |

#### Educational Attainment (2011-2015)

| <b>Town</b> | <b>State</b> |
|-------------|--------------|
| 8,372       | 27%          |
| 2,321       | 7%           |
| 11,618      | 38%          |

#### Age Distribution (2011-2015)

|        | <b>0-4</b> | <b>5-14</b> | <b>15-24</b> | <b>25-44</b> | <b>45-64</b> | <b>65+</b> | <b>Total</b> |
|--------|------------|-------------|--------------|--------------|--------------|------------|--------------|
| Town   | 1,628      | 4%          | 4,496        | 11%          | 5,145        | 13%        | 8,464        |
| County | 54,513     | 6%          | 128,603      | 14%          | 121,995      | 13%        | 233,955      |
| State  | 191,445    | 5%          | 446,058      | 12%          | 492,864      | 14%        | 885,518      |

### Economics

#### Business Profile (2015)

| <b>Sector</b>   | <b>Units</b> | <b>Employment</b> |
|---|--------------|-------------------|
| Total - All Industries                                | 1,330        | 22,968            |
| 23 - Construction                                     | 100          | 399               |
| 31-33 - Manufacturing                                 | 69           | 4,263             |
| 44-45 - Retail Trade                                  | 84           | 1,650             |
| 54 - Professional, Scientific, and Technical Services | 183          | 1,717             |
| 56 - Administrative and Waste Services                | 101          | 3,153             |
| 62 - Health Care and Social Assistance                | 119          | 2,770             |
| Total Government                                      | 20           | 1,213             |

#### Top Five Grand List (2016)

| <b>Amount</b>   |
|-----------------|
| \$215,370,190   |
| \$76,729,000    |
| \$44,010,090    |
| \$29,143,780    |
| \$31,044,990    |
| \$4,514,471,490 |

#### Major Employers (2014)

|                      |                  |
|----------------------|------------------|
| Brennan Realty Llc   | BIC Corp         |
| Prudential Financial | Pitney Bowes Inc |

### Education

#### 2016-2017 School Year

| <b>Grades</b> | <b>Enrollment</b> |
|---------------|-------------------|
| PK-12         | 4,815             |

#### Smarter Balanced Test Percent Above Goal (2015-2016)

|      | <b>Grade 3</b> | <b>Grade 4</b> | <b>Grade 8</b> |              |             |              |
|------|----------------|----------------|----------------|--------------|-------------|--------------|
|      | <b>Town</b>    | <b>State</b>   | <b>Town</b>    | <b>State</b> | <b>Town</b> | <b>State</b> |
| Math | 67.7%          | 52.8%          | 65.2%          | 47.9%        | 58.5%       | 40.3%        |
| ELA  | 71.7%          | 53.9%          | 71.8%          | 55.5%        | 69.6%       | 55.5%        |

#### Pre-K Enrollment (PSIS)

#### 2016-2017

|                         | <b>66</b> |
|-------------------------|-----------|
| Shelton School District |           |

#### Rate of Chronic Absenteeism (2015-2016)

**All**

9.6%

|                         | <b>Connecticut</b> | <b>Shelton School District</b> | <b>All</b> |
|-------------------------|--------------------|--------------------------------|------------|
| Connecticut             | 87.2%              | 90.1%                          | 13.4%      |
| Shelton School District | 94.1%              | 95.7%                          |            |

# Shelton, Connecticut

CERC Town Profile 2017



Connecticut  
Economic  
Resource Center

## Government

Government Form: Mayor - Council

|                       |               |                           |               |                                    |                 |
|-----------------------|---------------|---------------------------|---------------|------------------------------------|-----------------|
| Total Revenue (2015)  | \$121,073,698 | Total Expenditures (2015) | \$121,963,611 | Annual Debt Service (2015)         | \$12,568,421    |
| Tax Revenue           | \$101,284,259 | Education                 | \$75,053,250  | As % of Expenditures               | 10.3%           |
| Non-tax Revenue       | \$19,789,439  | Other                     | \$46,910,361  | Eq. Net Grand List (2015)          | \$6,665,777,222 |
| Intergovernmental     | \$15,753,536  | Total Indebtedness (2015) | \$51,672,666  | Per Capita                         | \$161,415       |
| Per Capita Tax (2015) | \$2,447       | As % of Expenditures      | 42.4%         | As % of State Average              | 108.9%          |
| As % of State Average | 87.7%         | Per Capita                | \$1,251       | Moody's Bond Rating (2015)         | Aa2             |
|                       |               | As % of State Average     | 51.5%         | Actual Mill Rate (2015)            | 22.31           |
|                       |               |                           |               | Equalized Mill Rate (2015)         | 15.16           |
|                       |               |                           |               | % of Net Grand List Com/Ind (2015) | 18.1%           |

## Housing/Real Estate

### Housing Stock (2011-2015)

|                           | <b>Town</b> | <b>County</b> | <b>State</b> |
|---------------------------|-------------|---------------|--------------|
| Total Units               | 16,471      | 363,556       | 1,491,786    |
| % Single Unit (2011-2015) | 66.1%       | 58.0%         | 59.2%        |
| New Permits Auth (2015)   | 191         | 2,598         | 6,077        |
| As % Existing Units       | 1.2%        | 0.7%          | 0.4%         |
| Demolitions (2015)        | 3           | 602           | 1,230        |
| Home Sales (2013)         | 360         | 7,243         | 26,310       |
| Median Price              | \$343,200   | \$416,000     | \$270,500    |
| Built Pre-1950 share      | 15.5%       | 29.0%         | 29.3%        |
| Owner Occupied Dwellings  | 12,392      | 228,381       | 906,227      |
| As % Total Dwellings      | 80.5%       | 68.3%         | 67.0%        |
| Subsidized Housing (2015) | 571         | 33,890        | 172,556      |

### Distribution of House Sales (2013)

| <b>Town</b> | <b>County</b> | <b>State</b> |
|-------------|---------------|--------------|
| 27          | 439           | 3,417        |
| 48          | 890           | 7,522        |
| 119         | 1,117         | 6,031        |
| 78          | 980           | 3,380        |
| 88          | 3,817         | 5,960        |

## Labor Force

### Place of Residence (2015)

|                   | <b>Town</b> | <b>County</b> | <b>State</b> |
|-------------------|-------------|---------------|--------------|
| Labor Force       | 22,117      | 480,603       | 1,890,506    |
| Employed          | 20,911      | 454,843       | 1,782,269    |
| Unemployed        | 1,206       | 25,760        | 108,237      |
| Unemployment Rate | 5.5%        | 5.4%          | 5.7%         |

### Connecticut Commuters (2014)

| <b>Commuters Into Town From:</b> | <b>Town Residents Commuting To:</b> |
|----------------------------------|-------------------------------------|
| Shelton, CT                      | 3,214 Shelton, CT 3,214             |
| Bridgeport, CT                   | 2,249 Bridgeport, CT 2,219          |
| Stratford, CT                    | 1,404 Stratford, CT 1,674           |
| Milford, CT                      | 1,154 Fairfield, CT 1,054           |
| Ansonia, CT                      | 856 Milford, CT 964                 |
| Trumbull, CT                     | 800 New Haven, CT 929               |
| Seymour, CT                      | 743 Stamford, CT 869                |

### Place of Work (2015)

|                  | <b>Town</b> | <b>County</b> | <b>State</b> |
|------------------|-------------|---------------|--------------|
| Units            | 1,330       | 34,717        | 116,246      |
| Total Employment | 22,968      | 422,675       | 1,662,822    |
| 2012-'15 AAGR    | 167.2%      | 134.2%        | 100.0%       |
| Mfg Employment   | 4,263       | 33,938        | 79,612       |

## Other Information

### Crime Rate (2014)

|                       | <b>Town</b> | <b>State</b> | <b>Distance to Major Cities</b> | <b>Miles</b> |
|-----------------------|-------------|--------------|---------------------------------|--------------|
| Per 100,000 residents | 1,030       | 2,167        | Hartford                        | 40           |

### Residential Utilities

| <b>Electric Provider</b>                      |
|---|
| The United Illuminating Co.<br>(800) 257-0141 |

### Library (2016)

|                        | <b>Town</b> | <b>New York City</b> | <b>Providence</b> | <b>Boston</b> | <b>Montreal</b> |
|------------------------|-------------|----------------------|-------------------|---------------|-----------------|
| Circulation per Capita | 4.91        |                      |                   |               |                 |
| Internet Use per Visit | 0.12        |                      |                   |               |                 |

### Gas Provider

|                                     |
|-------------------------------------|
| Eversource Energy<br>(800) 989-0900 |
|-------------------------------------|

### Families Receiving (2014)

|                                   | <b>Town</b> | <b>58</b> |
|-----------------------------------|-------------|-----------|
| Temporary Family Assistance (TFA) |             |           |

### Cable Provider

|                                   |
|-----------------------------------|
| Comcast Seymour<br>(800) 266-2278 |
|-----------------------------------|

### Population Receiving (2014)

|  | <b>Town</b> | <b>1,067</b> |
|--|-------------|--------------|
| Supplemental Nutrition Assistance Program (SNAP) |             |              |

### Water Provider

|  |
|--|
| Aquarion Water Company<br>(800) 732-9678 |
|--|