



11,323sf Industrial Space with 5 Loading Docks

Opportunity

Conveniently located on Route 8, Exits 11 and 12 with access to I-95, I-84, and the Merritt Parkway

Space Features

- 5 loading docks
- Available: Immediately
- Space: 11,323 sf
- Lease Rate: Upon Request

Building Size: 81,526 sf

Land: 6.5 acres

Year Built: 1978

Renovation: 2014

Power: 200 Amps @ 480v

Sprinkler: Yes

Heat: Gas

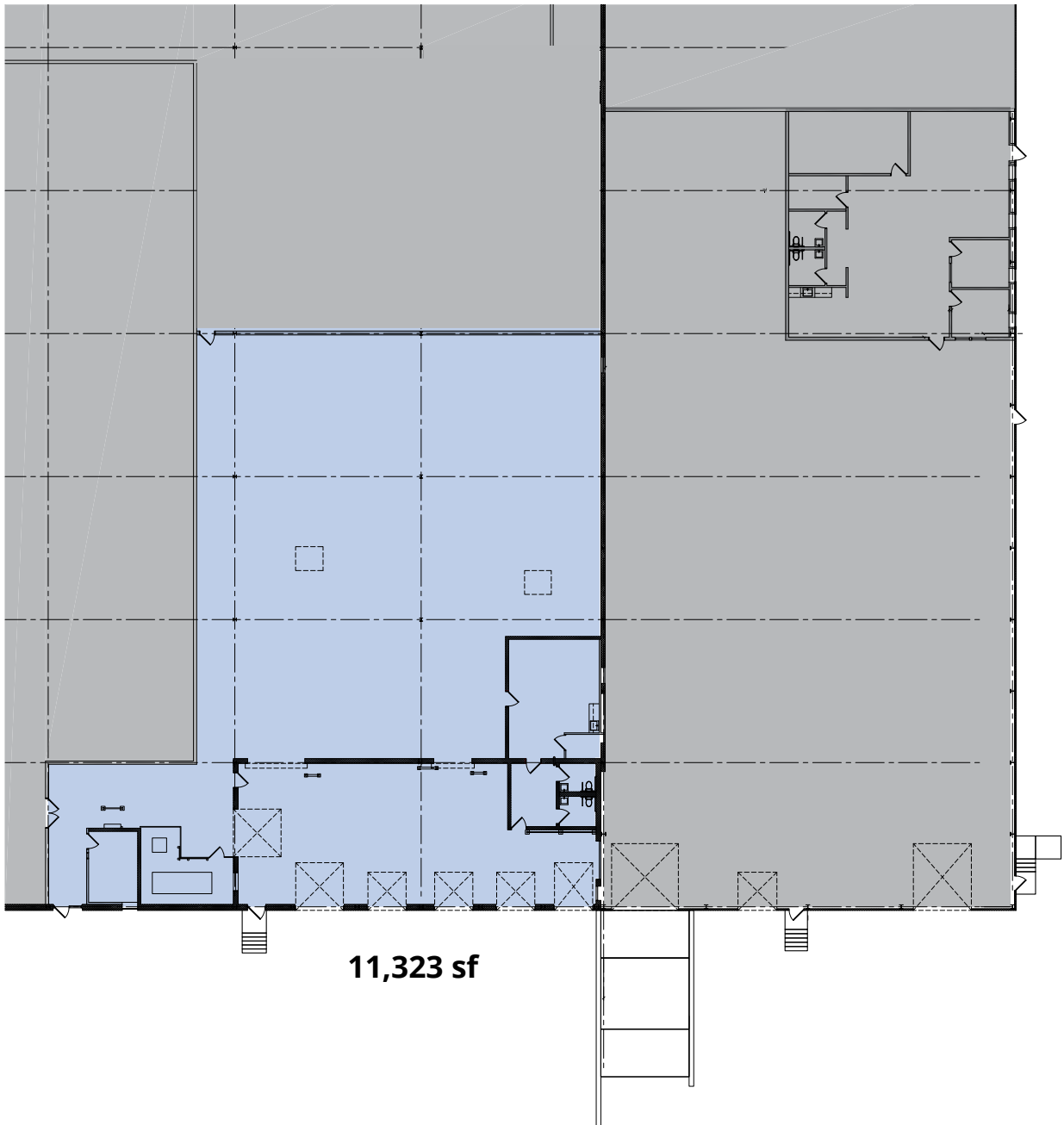
A/C: Office Space Only

For more information, please contact:

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James Searl
Senior Vice President
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james.searl@avisonyoung.com

Floorplan



11,323 sf

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For Lease Industrial Space for Lease

100 Trap Falls Road Extension,
Shelton, CT 06484



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