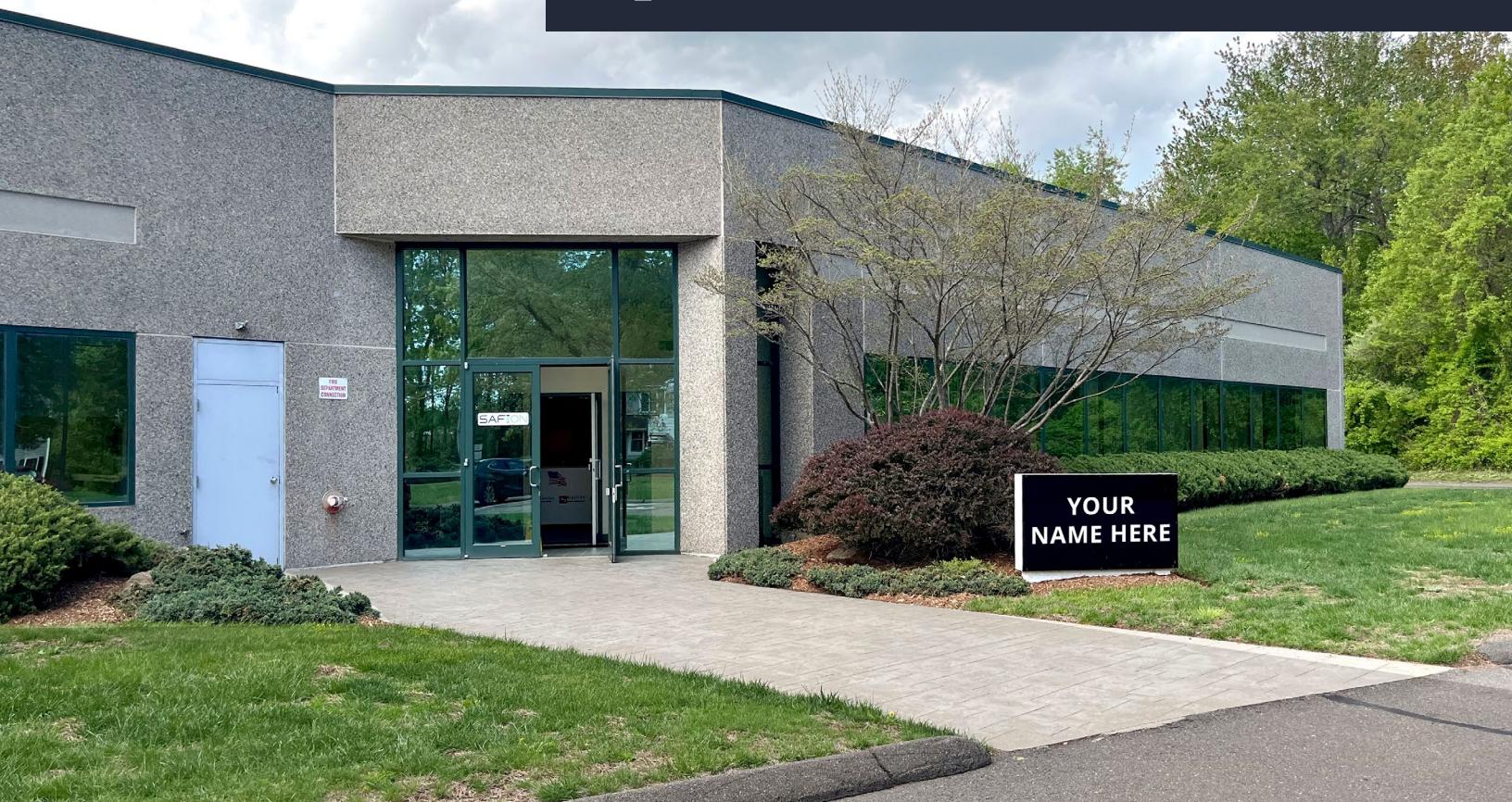


16,925 RSF Flex/Industrial Space in Shelton, CT

**Highlights**

- Separate exterior entrance
- 14' clear ceilings
- 400A, 480V, 3-phase power
- Fully air-conditioned
- Fully sprinklered
- 1-loading dock
- 1-side dock with ramp

Get more information:**Sean Cahill**

Principal & Managing Director
o 203 614 1264 | m 203 858 3134
sean.cahill@avisonyoung.com

Availability

Space A
16,925 RSF

Term

5-10 years

Possession

Arranged

Rate

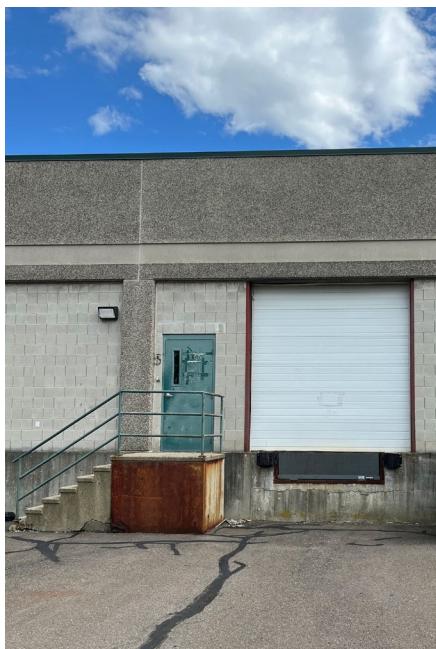
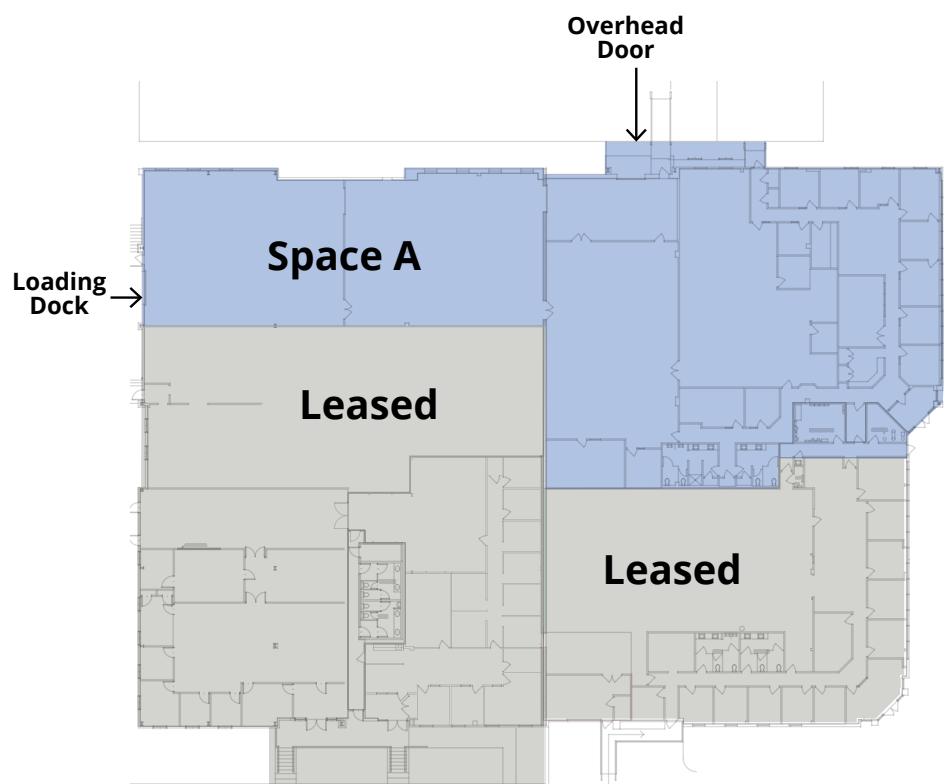
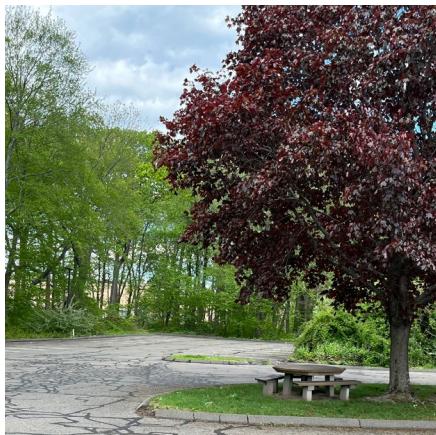
\$13.50 SF + Utilities

Flex/Industrial Space for Lease

240 Long Hill Cross Road, Shelton, CT 06494

Property Details

- Parking 4 per 1,000 rsf
- Park-like setting
- Monument signage available
- Year built: 1991
- Lot size: 4.51 acres
- Zoning: LIP



Get more information:

Sean Cahill

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James Searl

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Flex/Industrial Space for Lease

240 Long Hill Cross Road, Shelton, CT 06494

Transportation and Area Highlights

- Immediate access to Route 8 (Exit 9 and 11)
- Minutes to the Merritt Parkway and I-95
- Close proximity to hotels, restaurants, banks and shopping



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