

40 Oliver Terrace, Shelton, CT



**Excellent Industrial - Warehouse - Flex Space off Route 8, Shelton, CT**

**Industrial, Warehouse, Flex Space  
25,000 s/f for Lease in Shelton, CT**

**Asking: \$12.95/s.f. NNN**



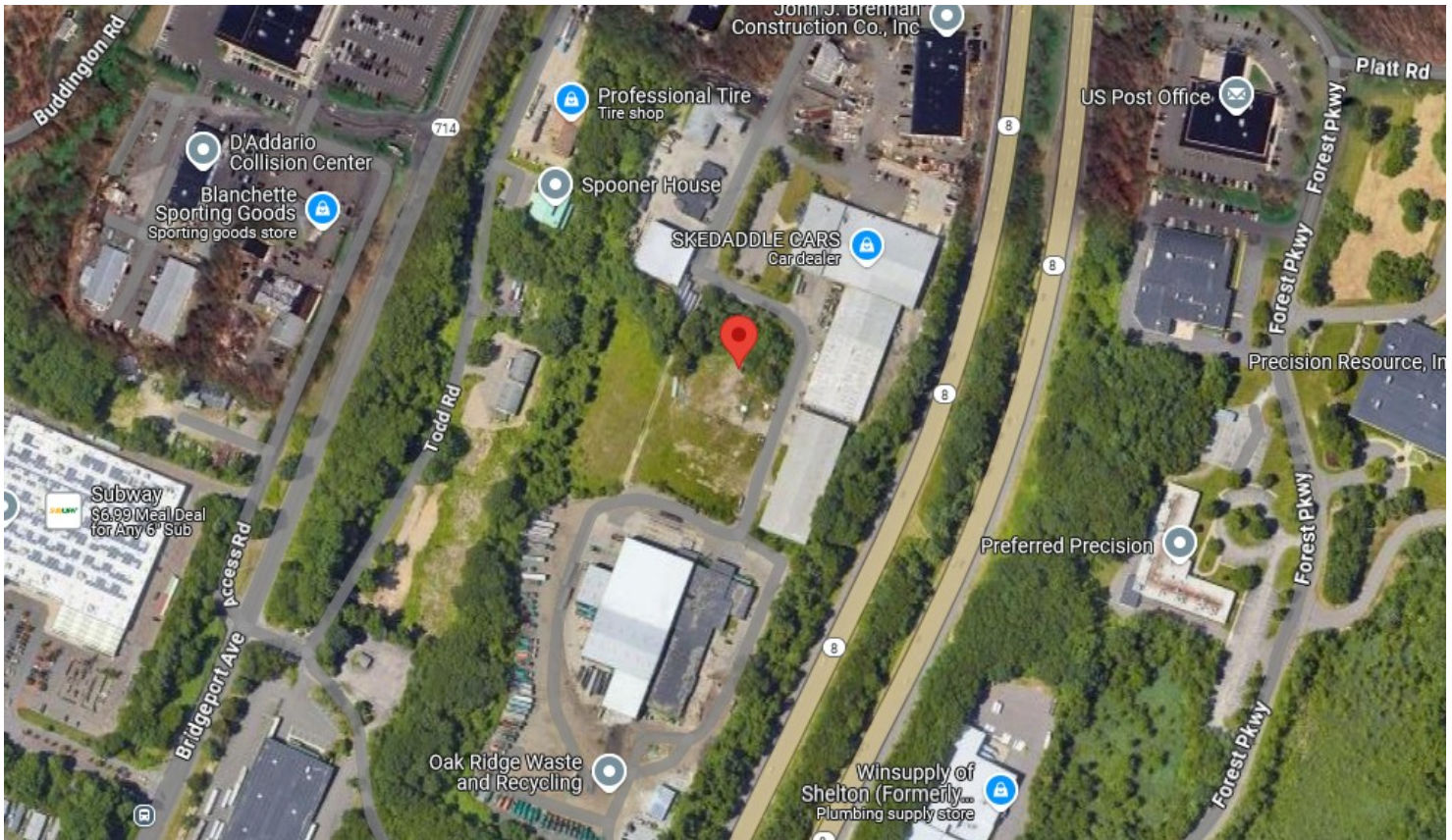
**Febbraio Commercial**  
Off: 203.254.2061

**2000 Post Rd, Suite 200. Fairfield, CT 06824**  
web: [www.febbraiocommercial.com](http://www.febbraiocommercial.com)

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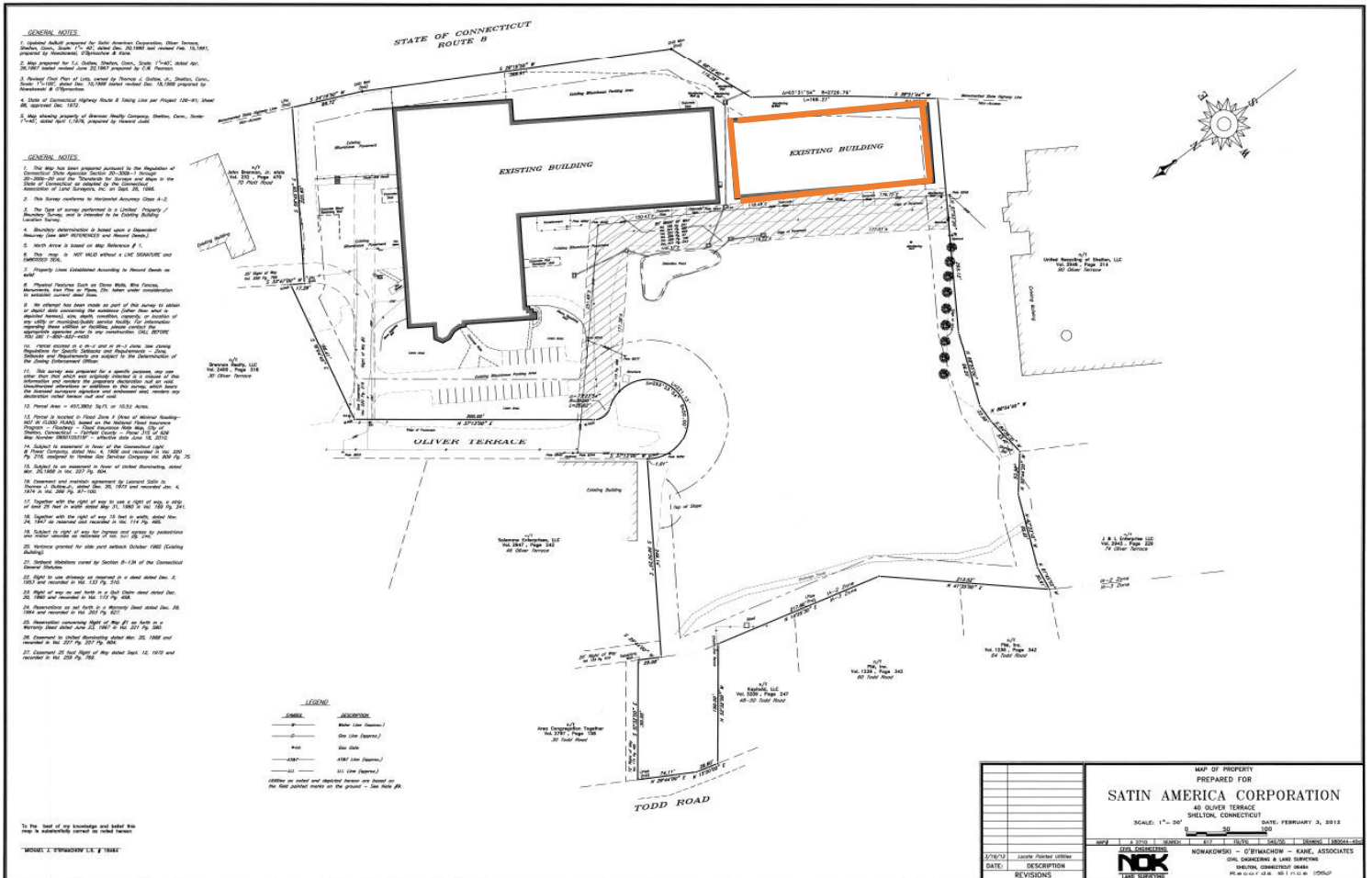
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**Property Overview**

Property Type .....	Warehouse, Industrial, Flex
Space.....	25,000 square feet
Lease terms.....	Asking \$12.95/square foot, NNN
Overhead Door.....	Two, drive-in type
Parking.....	On site
Location.....	One minute to Bridgeport Ave-Shelton's primary retail corridor, and Route 8
Zone.....	IA-2 (Industrial District 2)

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Demographics:	1-Mile	3-Mile	5-Mile
Population :	4,009	45,882	110,964
Median Age:	49.9	45.2	45.0
Median Household Income	\$78,802	\$89,002	\$93,020

Traffic Count Bridgeport Ave: 33,401 VPD