



CONSTITUTION

20 CONSTITUTION BLVD S | SHELTON, CT



20 Constitution Blvd South
Shelton, CT



7 Loading Docks, 1 Drive-In



±161,538 SF



±18,000 SF Climate
Controlled



38' Clear Height



69% Industrial, 31% Office



±15.5 AC



100% Vacant

**INSTITUTIONAL QUALITY
INDUSTRIAL ASSET
38 FOOT CLEAR HEIGHT**



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INSTITUTIONAL QUALITY INDUSTRIAL ASSET

The 161,538 SF property boasts 38-foot clear heights, 50,074 SF of Class A office space and a single-tenant configuration which would appeal to the strongest industrial users and corporations in need of space in the market.

LIMITED COMPETING PRODUCT

Within 5 miles, there are only two other industrial properties of 75,000+ SF and 32'+ clear heights. One is under construction, and one is fully occupied by a single tenant.

BOOMING INDUSTRIAL MARKET

From Q1 2018 to Q1 2024, average asking rents in the Stamford Industrial Market have increased 44%, or more than 6.2% per annum.

TOP TIER AMENITY PACKAGE

Amenities include a cafeteria, fitness center, a wire-guided material handling system, high end executive offices, executive parking, a play area and a rooftop garden.



LOCATION



DRIVING DISTANCES

NEW YORK, NY

75 miles

HARTFORD, CT

50 miles

ALBANY, NY

122 miles

BOSTON, MA

148 miles

PHILADELPHIA, PA

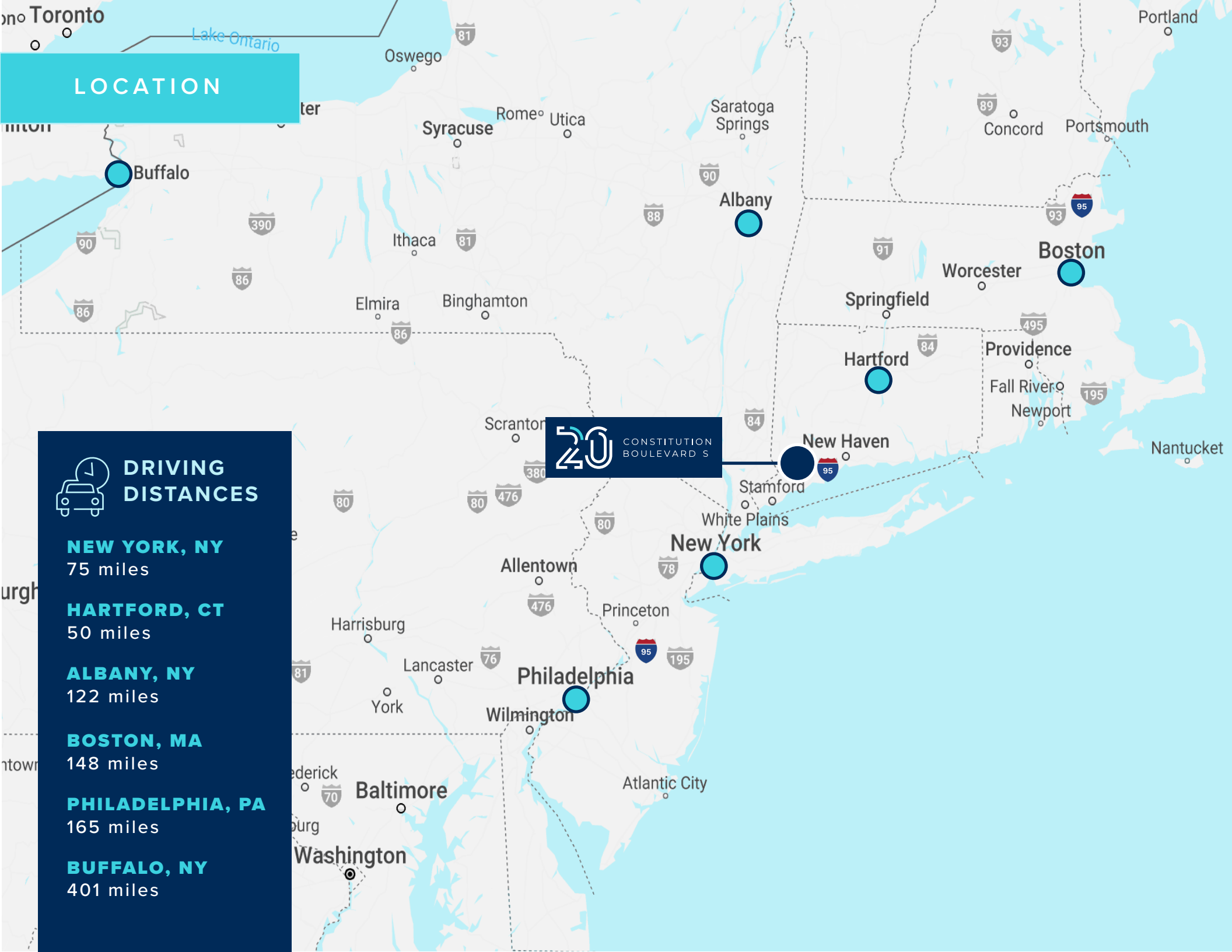
165 miles

BUFFALO, NY

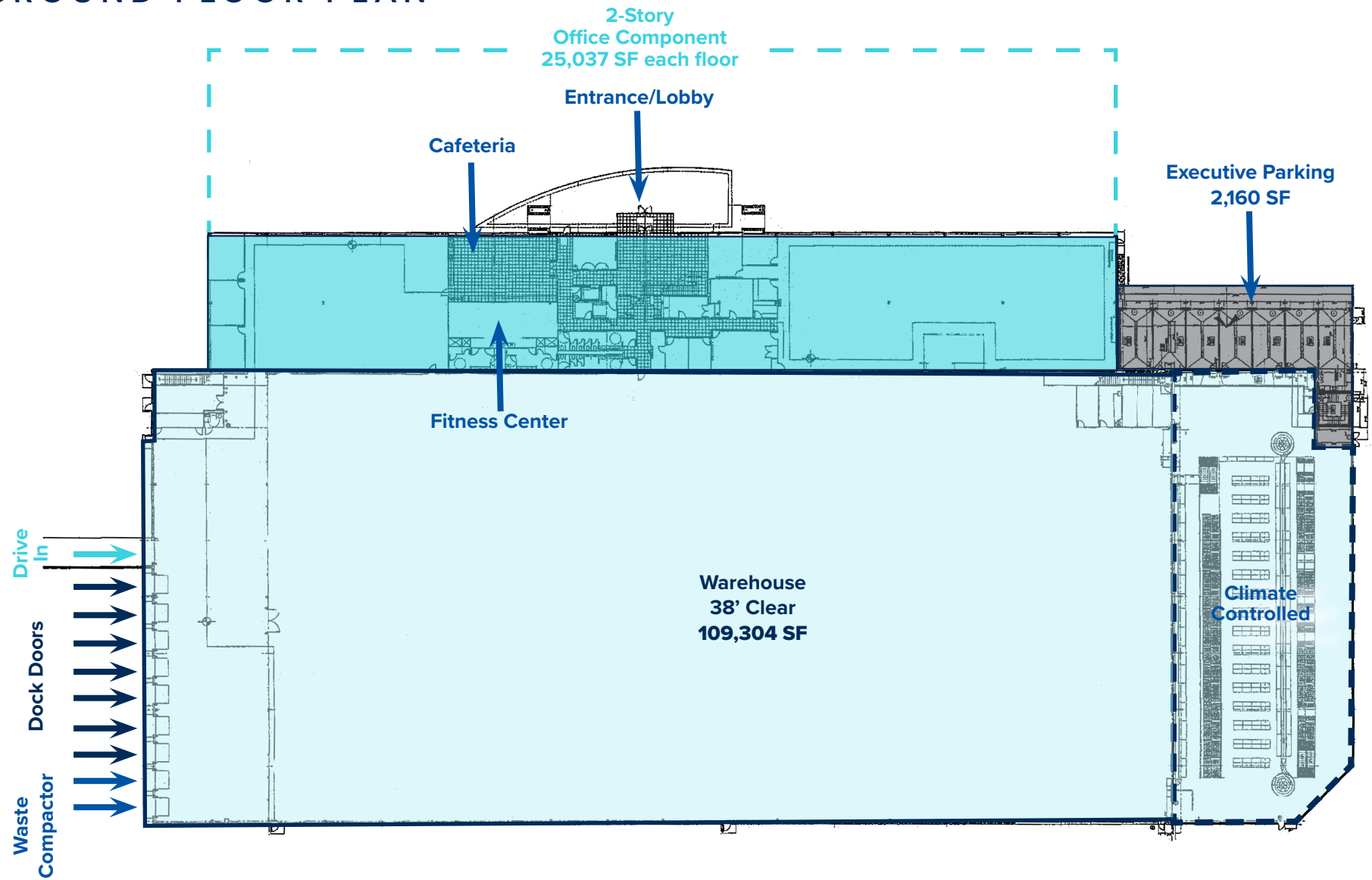
401 miles



CONSTITUTION BOULEVARD S



GROUND FLOOR PLAN



38' Clear Height

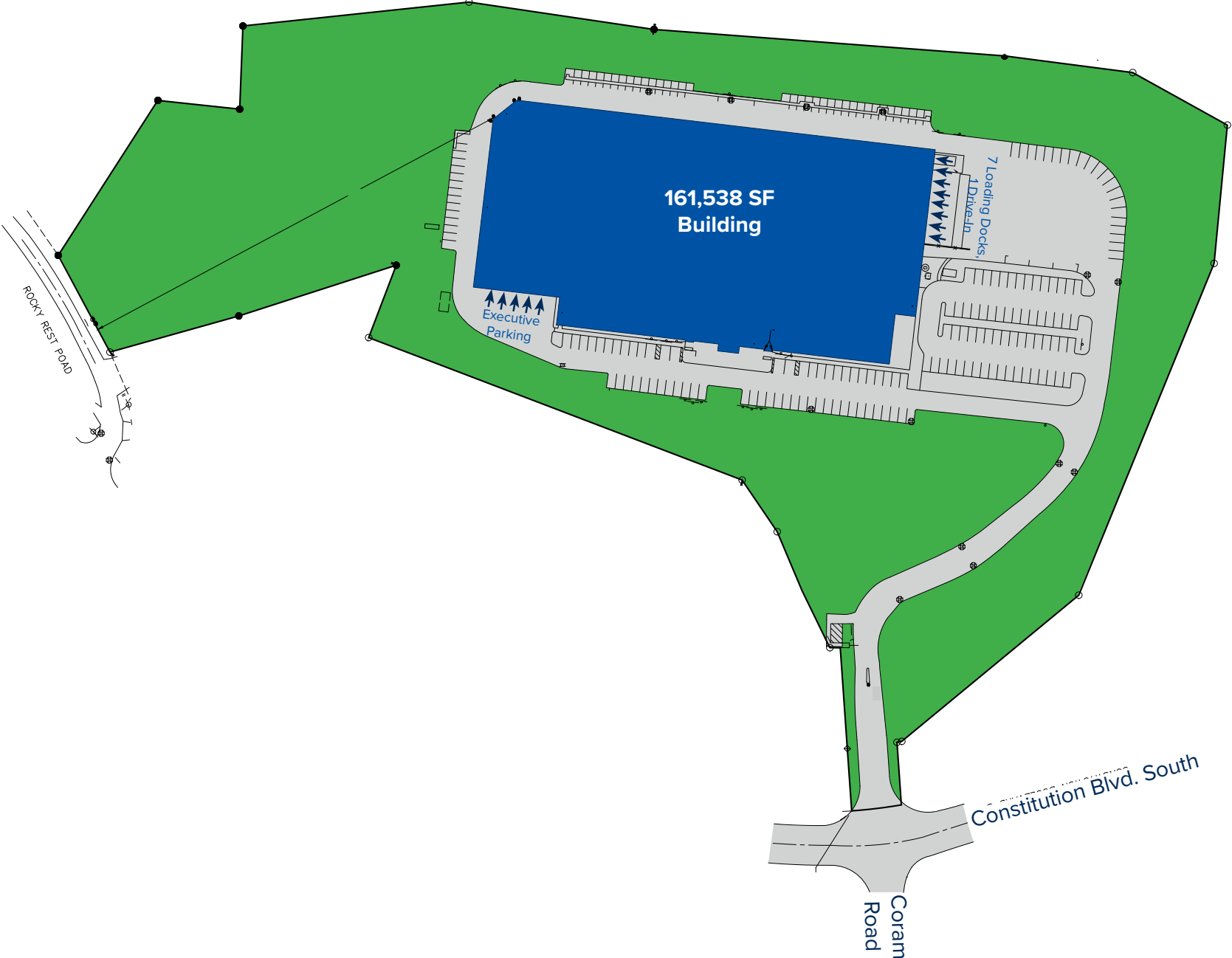


7 Loading Docks, 1 Drive-In



50' x 50' Column Spacing

SITE PLAN



INSTITUTIONAL QUALITY INDUSTRIAL ASSET



CLASS A OFFICE SPACE AND AMENITY PACKAGE





CONSTITUTION
BOULEVARD S

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The Colliers logo, featuring the word 'Colliers' in white serif font on a blue rectangular background with a thin red and yellow border.

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