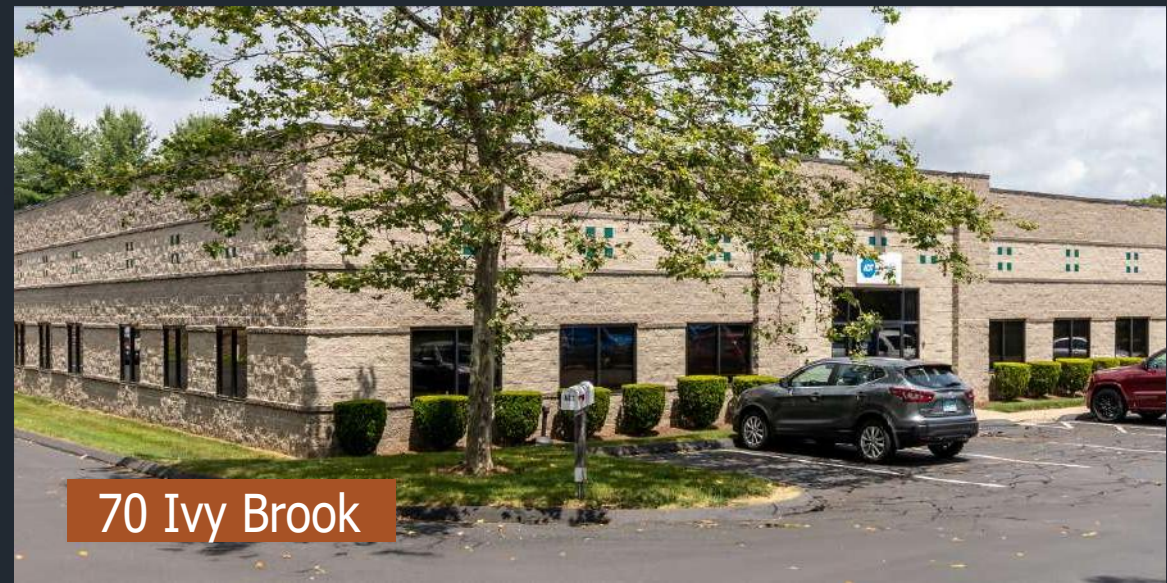


**FOR LEASE**

# Industrial Tech Park

FORMERLY KNOWN AS “SHELTON TECHNOLOGY CENTER”

50 Ivy Brook Road, Shelton, CT





# PROPERTY HIGHLIGHTS

Industrial Tech Park (formerly known as Shelton Technology Center) is a +/-12-acre Class A Flex/Industrial Park in Shelton, CT, with easy access to the I-95 and I-84 and CT-15 via Route 8. The park offers premier spaces featuring 15'8" clear ceiling heights, ample parking spaces, and prominent monumental signage. Highlights Include:

## 50 Ivy Brook Road – 25,477 SF Available (Divisible)

- **Accessibility:** Two docks and one drive-in door
- **Electric Power:** Heavy 1600 AMP, 120/208-Volt, three-phase, four wire
- **Fully Sprinklered Building**
- **Emergency Backup Generator**
- **High-quality office area, air-conditioned throughout**
- **Special Features:** Spectacular light manufacturing/production R&D space
- **Historical Use:** Formerly occupied by Black & Decker for R&D

## 70 Ivy Brook Road – 6,107 SF Available (Divisible)

- **Electric:** 120/208-Volt, three-phase, four-wire
- **Fully Sprinklered**
- **Office layout within**
- **Accessibility:** Two Drive-in doors
- **Strong corporate presence**



50 Ivy Brook



70 Ivy Brook









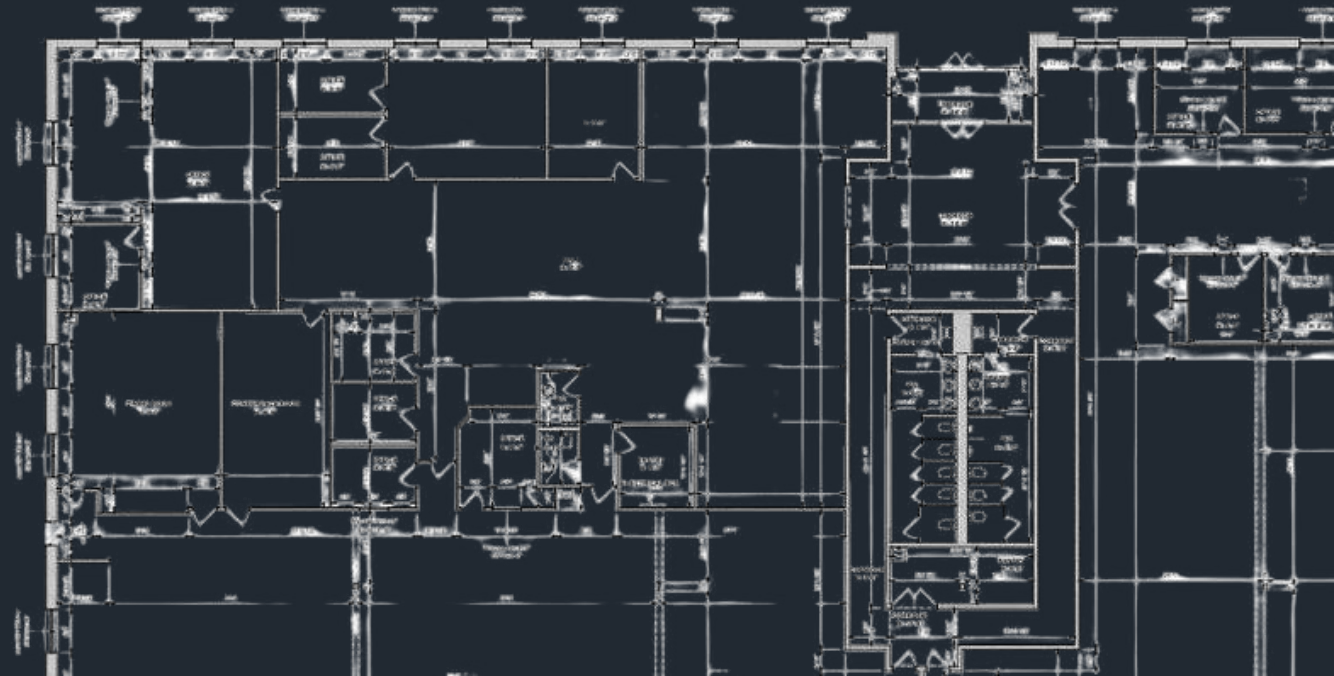




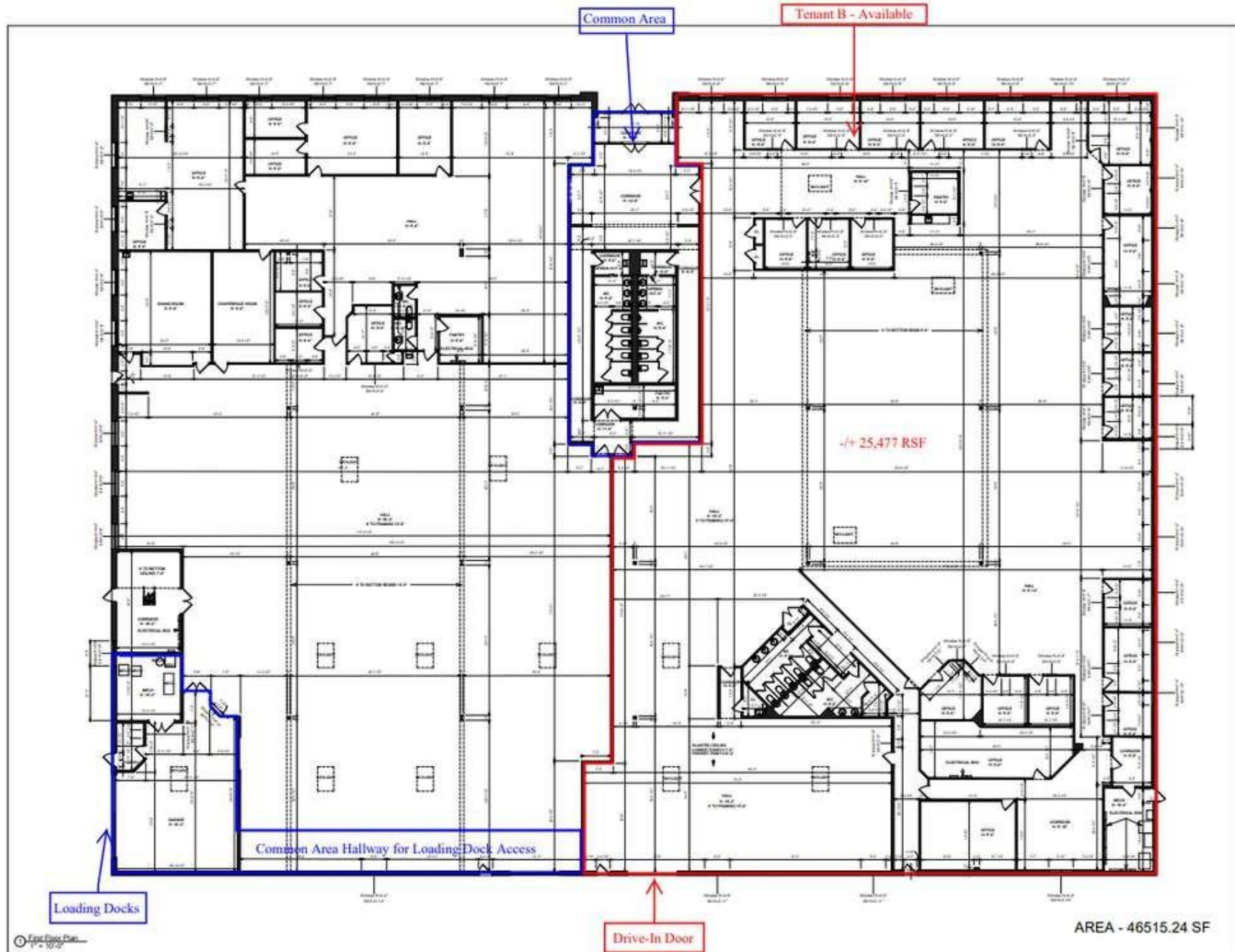
## FLOOR PLANS

# 50 Ivy Brook Road, Shelton, CT

25,477 SF AVAILABLE – (Divisible)



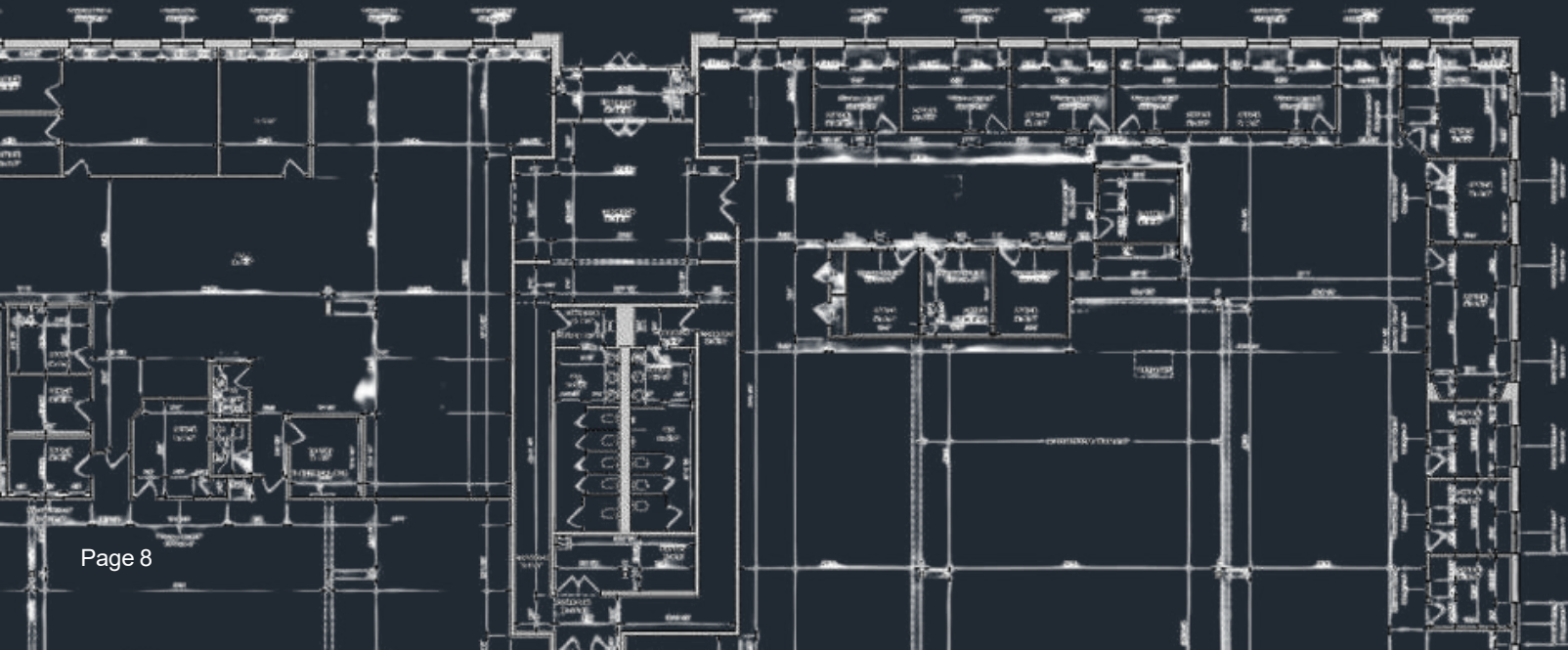




## FLOOR PLANS

# 70 Ivy Brook Road, Shelton, CT

6,107 SF AVAILABLE – (Divisible)







## 50 & 70 Ivy Brook Road, Shelton, CT





## CONTACT US



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*Thank you!*