

**FOR LEASE**

# 20 Constitution

## BOULEVARD S, SHELTON, CT

161,538 SF | Class A Industrial Space



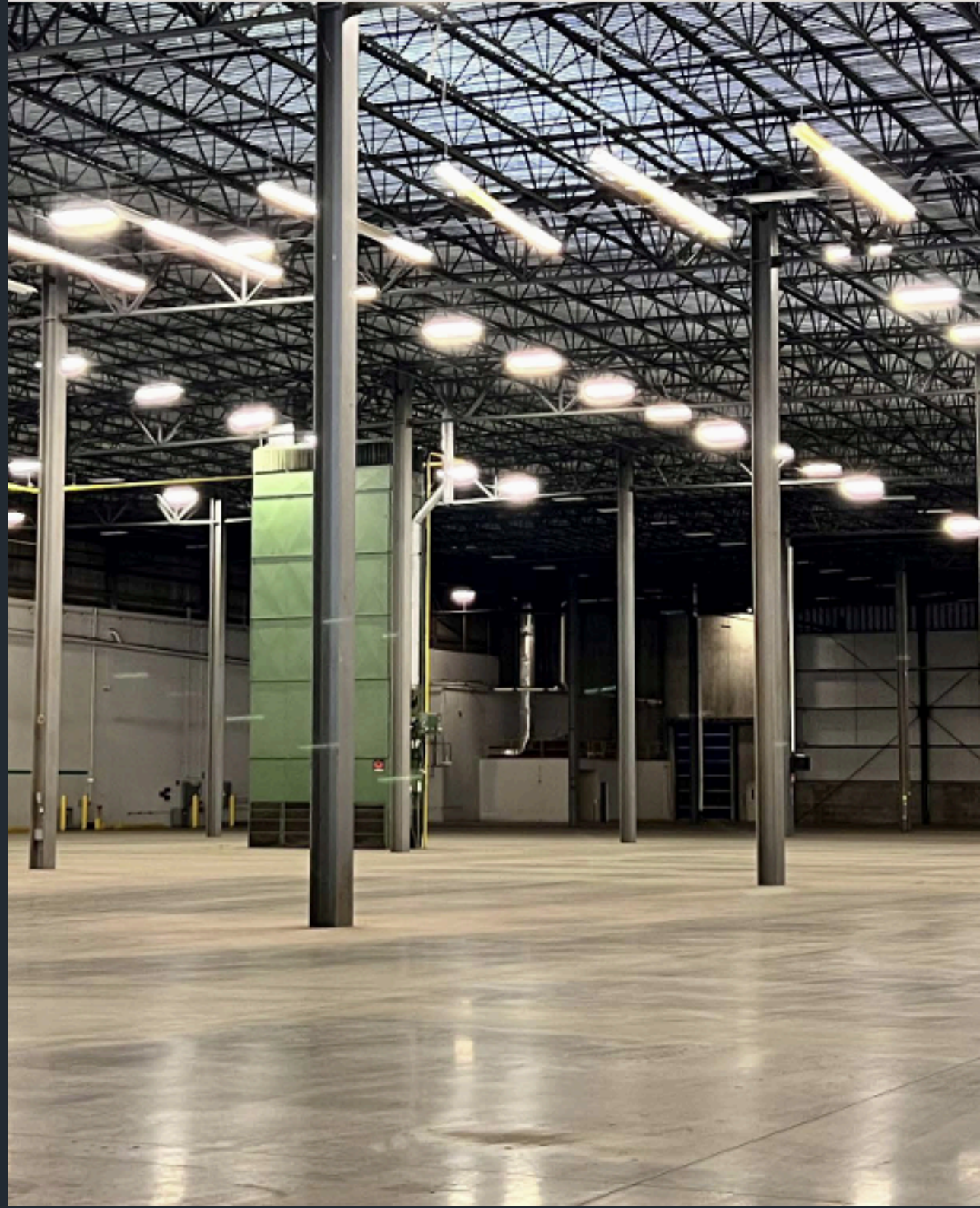


# PROPERTY HIGHLIGHTS

Eagleview Equities is pleased to bring to market a class A  $\pm 161,538$  SF building, conveniently located at 20 Constitution Boulevard S in Shelton, CT. The building is comprised of  $\pm 110,000$  SF high-bay warehouse and  $\pm 50,000$  SF of high-end office space which include executive suites, executive parking, rooftop garden, cafeteria, and a play area. The building is in superior condition with easy access to I-95 I-84 and CT-15 via Route 8.

## 20 Constitution Boulevard South, Shelton, CT

- **Year Built:** 2004
- **Total SF:** 161,538 SF
- **Warehouse:** 109,304 SF
- **Climate Controlled Warehouse:** 18,000 SF
- **Building has a speed bay**
- **Office:** 50,074 SF
- **Executive Parking:** 2,160 SF
- **Stories:** 2
- **Parking:** 223 surface, 7 garage
- **Construction:** Steel
- **Lighting:** LED
- **Sprinkler:** ESFR
- **Power:** 1,600 Amps with Full Backup 3 Phased Diesel Generator
- **Column Spacing:** 50' x 50'
- **Loading Docks 9:** 8' x 10'
- **Drive-in Doors 1:** 12'x14'









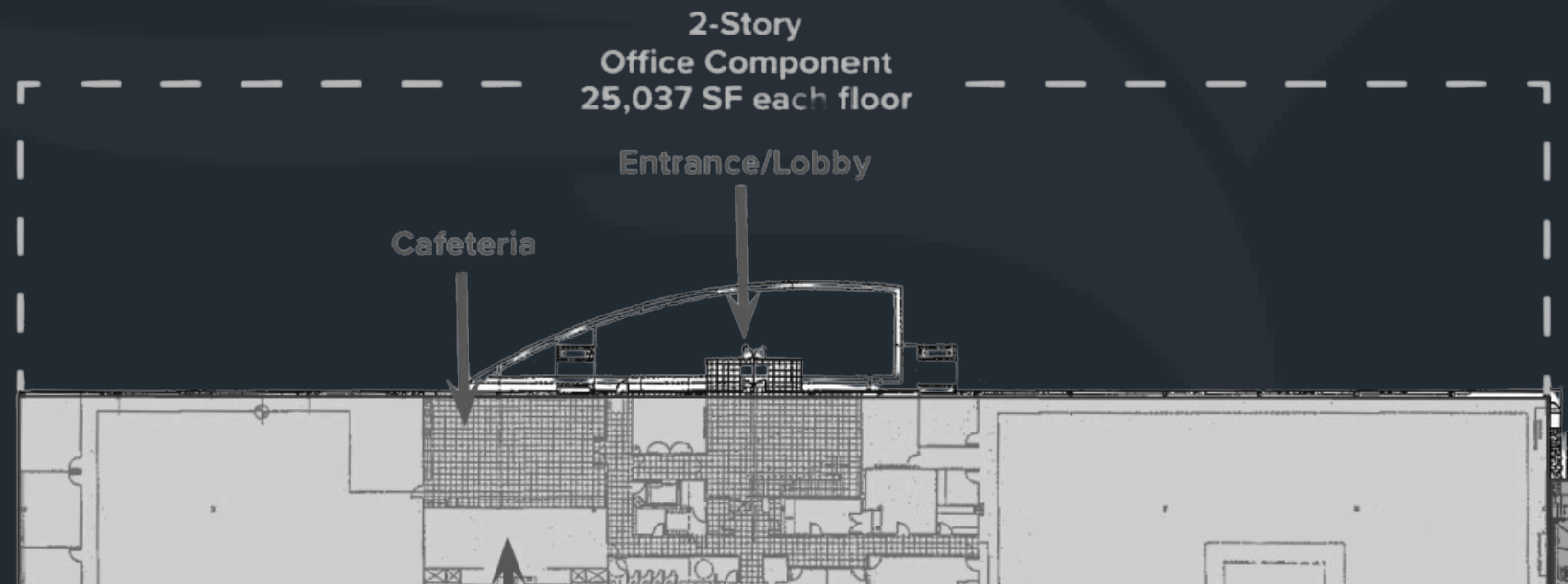




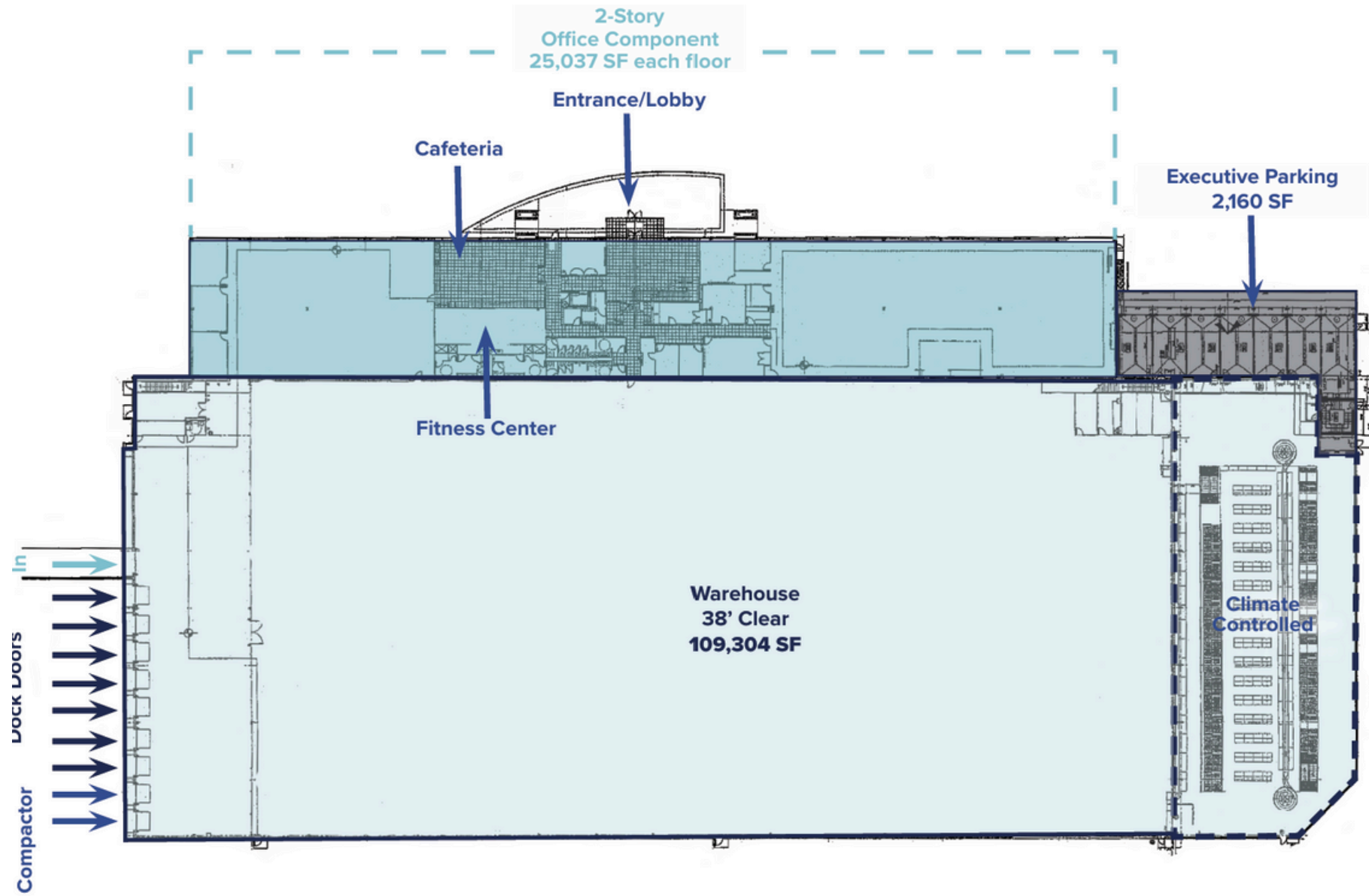
## FLOOR PLANS / SITE PLANS

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## CONTACT US



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**EAGLEVIEW**

EQUITIES

*Thank you!*