

158,800 SF
CLASS A INDUSTRIAL SPACE



20 CONSTITUTION
BOULEVARD SOUTH

CBRE

EAGLEVIEW
EQUITIES

SHELTON, CT

PROPERTY OVERVIEW

Premier Space, Prime Location

20 Constitution Boulevard, South delivers high-bay warehouse space in super condition. Everything you need is onsite - a wire-guided material handling system, full gym, cafeteria, pre-built office space with executive suites, executive parking, and a rooftop garden.

The property offers convenient access to Route 8, with seamless connections to I-95 and I-84, and is situated near the picturesque Housatonic River with views of the Naugatuck Valley. The region benefits from an impressive roster of businesses in the fields of engineering, construction, manufacturing and healthcare and a highly-skilled workforce to match.



PROPERTY PHOTOS



BUILDING SPECIFICATIONS

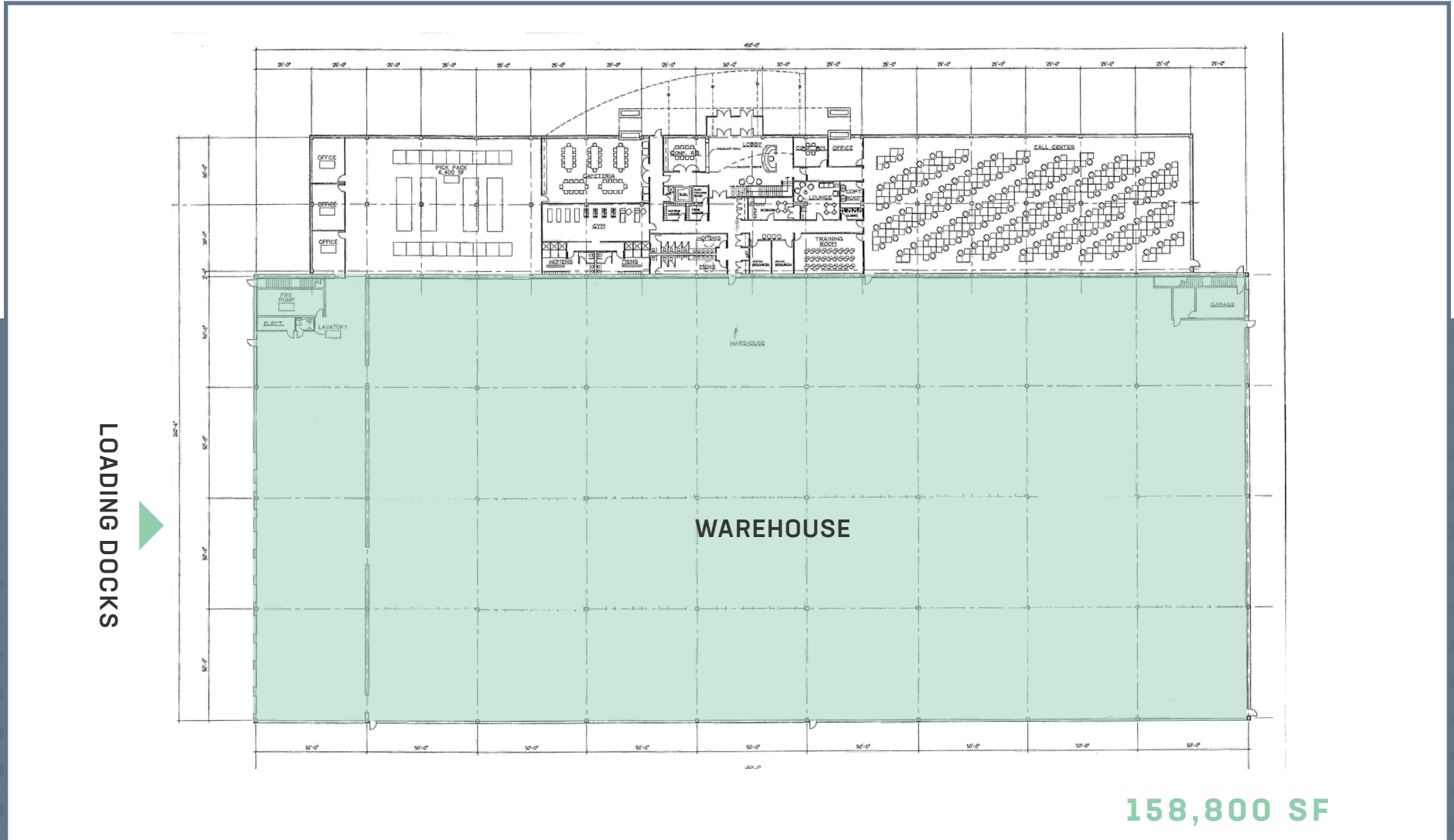
High-Bay Warehouse, Superior Condition

Spec Type	Spec Details
Building SF	158,800 SF
Space Available	158,800 SF; (+/- 16,000 SF is climate-controlled)
Office Space	+/-40,000 SF (on 2 stories)
Lot Size	15.46 acres
Zoning	IB-1
Ceiling Height	38' clear (warehouse)
Column Spacing	50' x 50'
Loading Docks	8; 8' x 10'
Drive-in Doors	1 (12' x 14')
Parking	223 Surface spaces; 7 garage spaces
Construction	Steel
Lighting	LED
Sprinkler	ESFR
Power	1,600 amps w/ full backup 3 phased diesel generator;
Utilities	Electric: United Illuminating Gas: Eversource Water: Aquarion Water Company Sewer: City of Shelton



FLOOR PLAN

First Floor



CONNECTIVITY

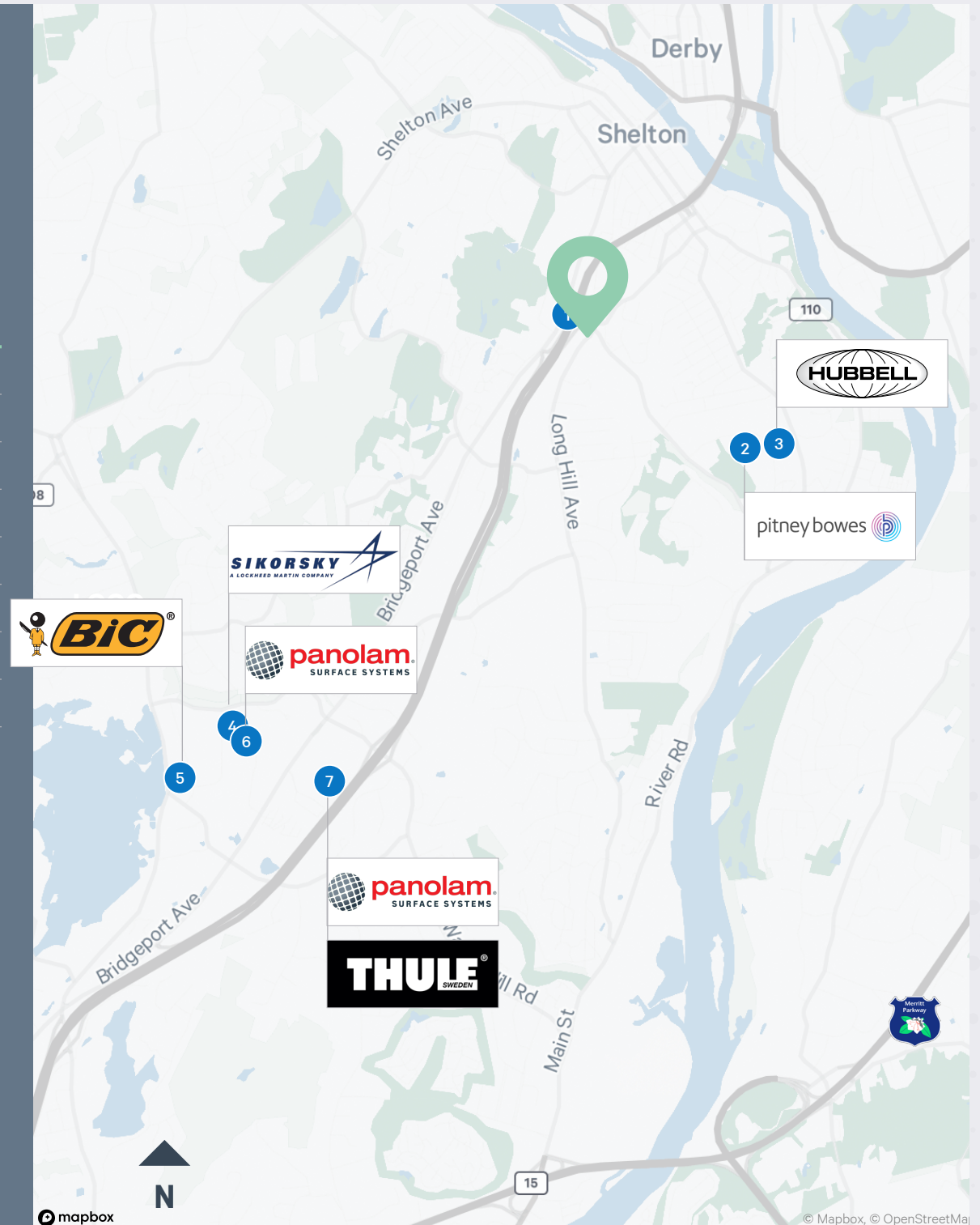
Drive Times



AREA MAP

Corporate Neighbors

#	Business	Address
1	SITE	20 Constitution Blvd.
2	Pitney Bowes	27 Waterview Drive
3	Hubbell	40 Waterview Drive
4	Sikorsky /Lockheed Martin	6 Corporate Drive
5	Bic	1 BIC Way
6	Panolam Industries	2 Corporate Drive
7	Panolam Industries	710 Bridgeport Ave
	Thule	710 Bridgeport Ave





158,800 SF
INDUSTRIAL SPACE FOR LEASE

20
CONSTITUTION
BOULEVARD
SOUTH

SHELTON, CT

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