



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

HI TECH/FLEX SPACE FOR SALE & LEASE



1 Controls Drive, Shelton, Connecticut
18,000 square feet on 4.6 acres +/-

- Building:** 1 story block and steel building with approximately 7,000 sq/ft of offices, conference rooms, etc. In excellent condition with many amenities.
- Height:** Office is standard, production / warehouse area has 14'.
- Parking:** 75 cars with additional spaces possible.
- Utilities:** All utilities, city water, sewer, and natural gas.
- Heat:** Natural gas fired system, two boilers.
- A/C:** 100% air conditioned throughout. New roof top units added 2004.
- Electrical:** 800 amps, 277/480 volts, 3 phase, 4 wire.
- Loading:** Two drive in doors, 12' x 10' & 8' x 10', dock can be installed.
- Expansion:** Possible due to the size of the parcel.
- Comments:** Building overlooks a beautiful pond setting, situated on a cull de sac. Location is 1.2 miles to exit 12 of Route 8.

For more information or to arrange a tour, contact Bruce Wettenstein, SIOR
bruce@vidalwettenstein.com



719 Post Road East, Westport, CT 06880
Phone: (203) 226-7101
www.vidalwettenstein.com