



VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

PRIME PROPERTY AVAILABLE FOR SALE



801 Bridgeport Avenue, Shelton, Connecticut

100,000 sq/ft± on 19.08 acres

Main Building:

Office: 51,590 sq ft (two story office building)

Warehouse: 14,135 sq ft, including 4,080 sq ft of mezzanine

Vehicle Garage Facility: 12,166 sq ft

Rear Warehouse Facility: 12,127 sq ft

Truck Port: 13,950 sq ft

Parking: 475 cars

Zoning: IA-2

Utilities: City water and city sewer on site, natural gas on Bridgeport Avenue.

Comments: Short term Leaseback.

For additional information or to arrange an appointment contact:

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