

# FOR SALE & LEASE, 10-12 Progress Drive, Shelton Connecticut



The building is located in the prime office market of Shelton Connecticut in a campus setting with easy and quick access to Route 8, numerous restaurants, shopping and medical offices.

**48,000 SF Building on 5 Acres**

Available: 3,500 Flex Space on 1<sup>st</sup> floor  
7,500 on 2<sup>nd</sup> floor

- Zone: LIP
- Elevatored building
- Building has been well maintained
- Parking 4/1000 with additional available
- Built in 1999
- Rent is \$18.00 psf,
- For Sale \$4,250,000

For additional information please contact  
Bruce Wettenstein, SIOR  
203-226-7101 ext.2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



**SIOR**

Individual Members

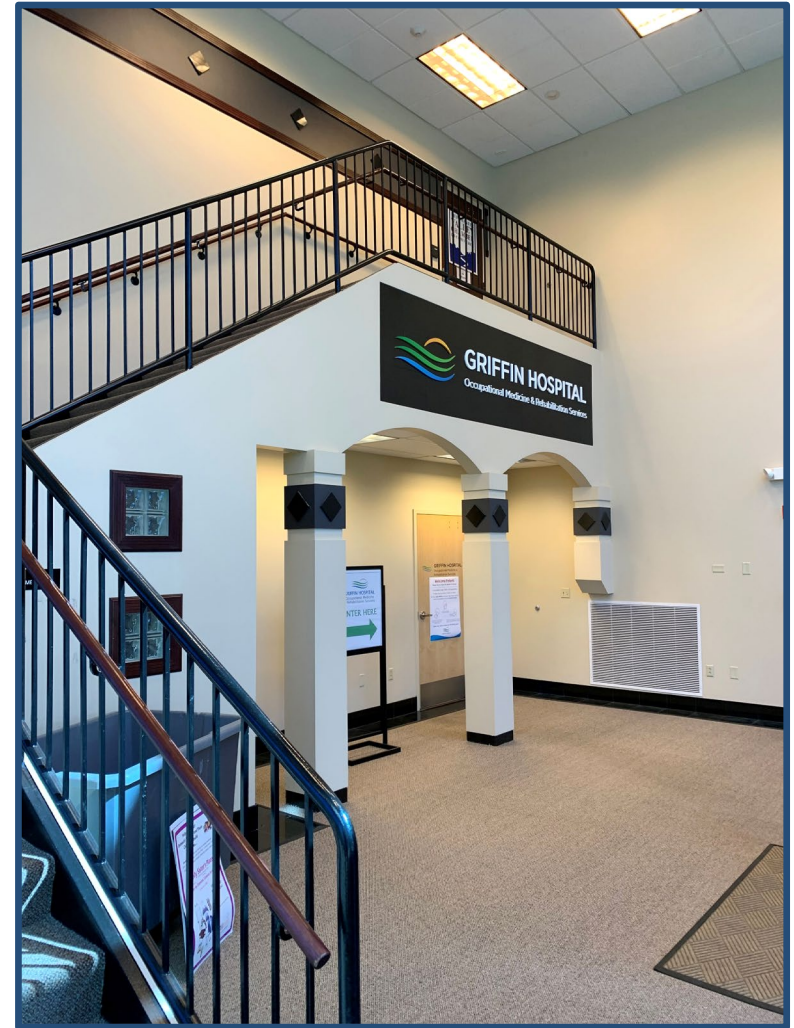
Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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LOBBY

ELEV.

EMR

EXAM 6  
139

EXAM 5  
138

EXAM 4  
137

EXAM 3  
136

EXAM 2  
135

3500 Square Feet

WOMEN

MEN

CORRIDOR  
113

STORAGE  
114

BUSINESS  
115

FILES  
116

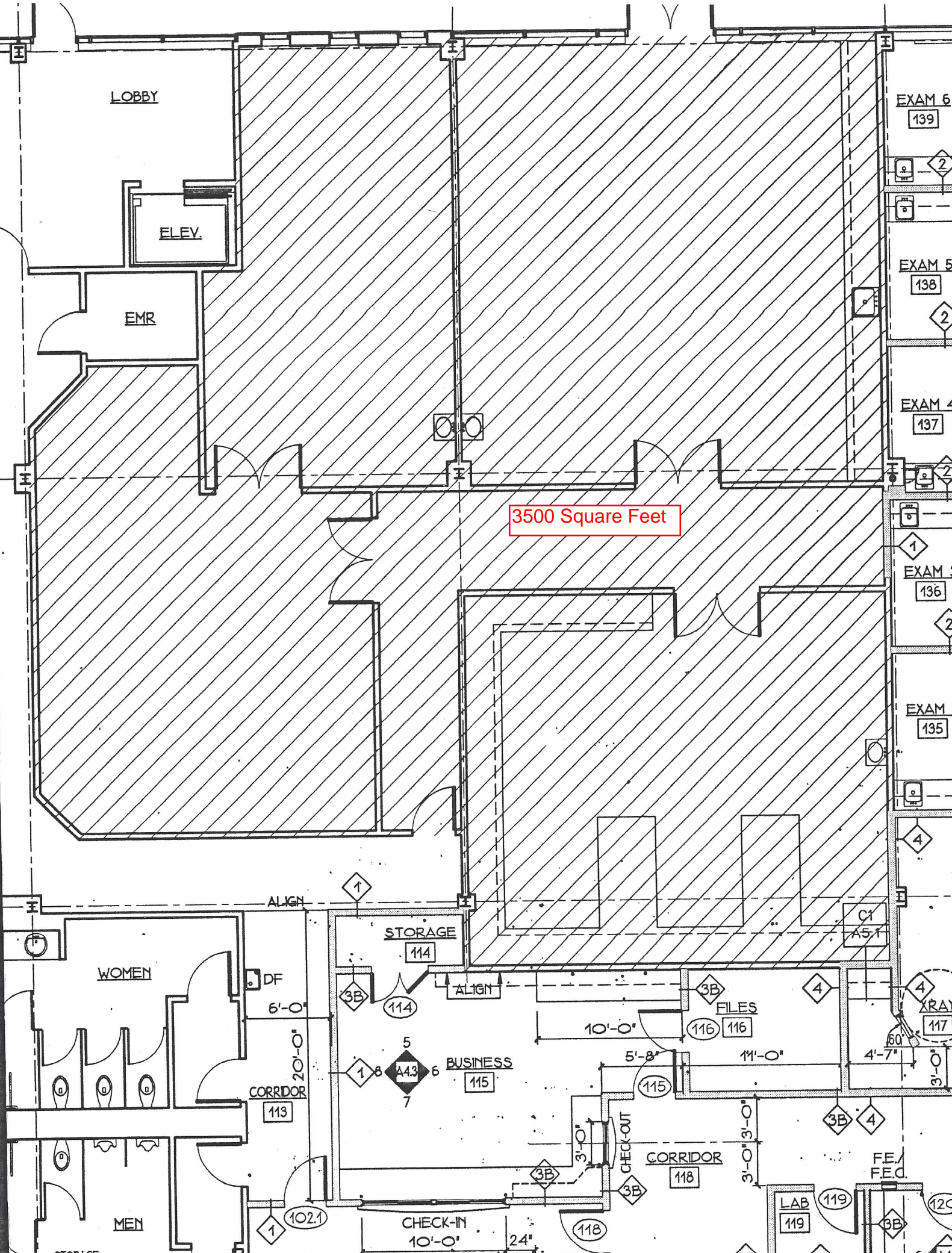
CHECK-OUT  
118

CORRIDOR  
118

LAB  
119

XRAY  
117

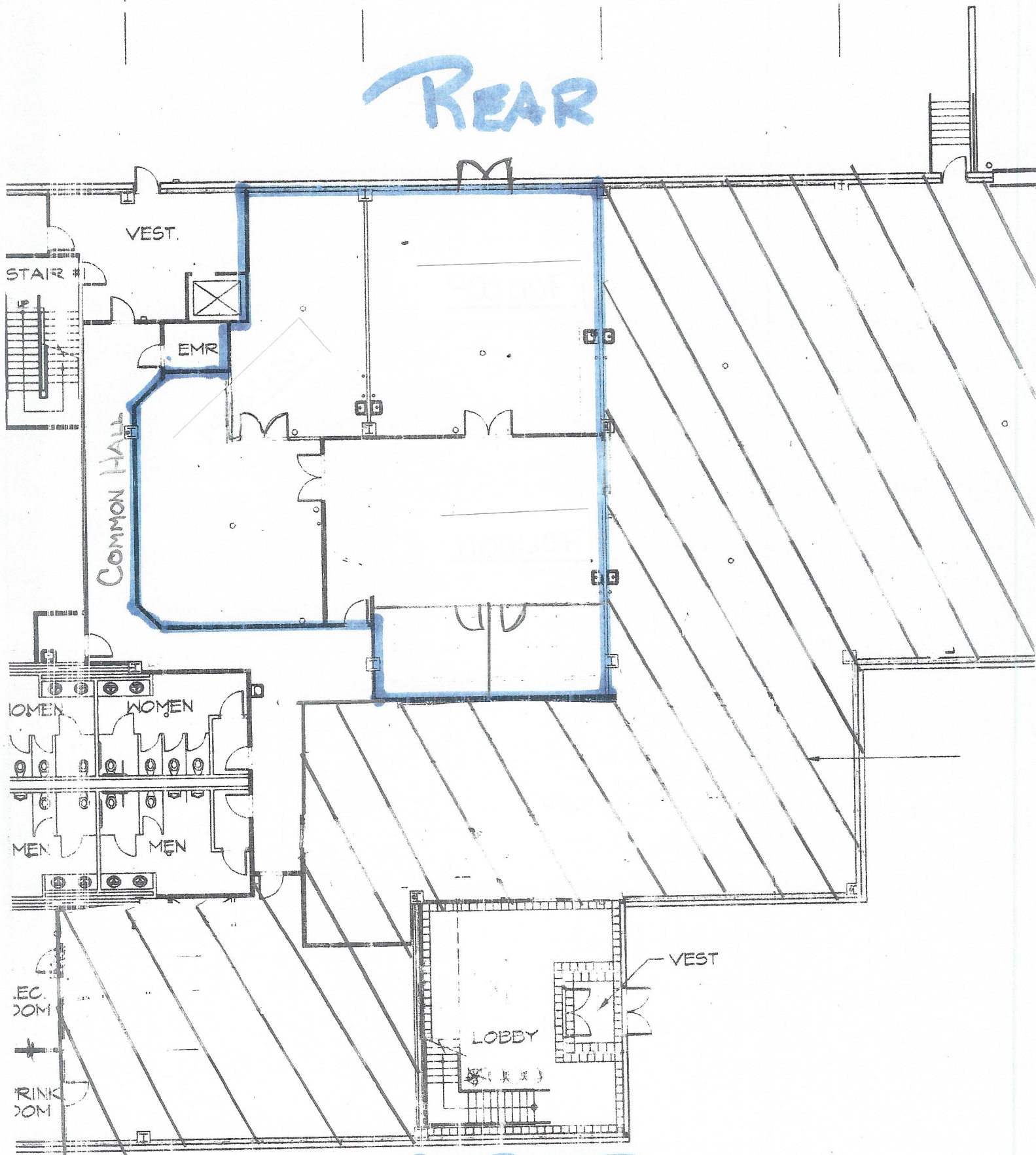
F.E./F.E.C.  
120





0" 30'-0" 25'-0" 30'-0" 30'-0"

REAR



VEST.

STAIR

EMR

COMMON HALL

WOMEN

WOMEN

MEN

MEN

REC. ROOM

RINK ROOM

LOBBY

VEST

STREET

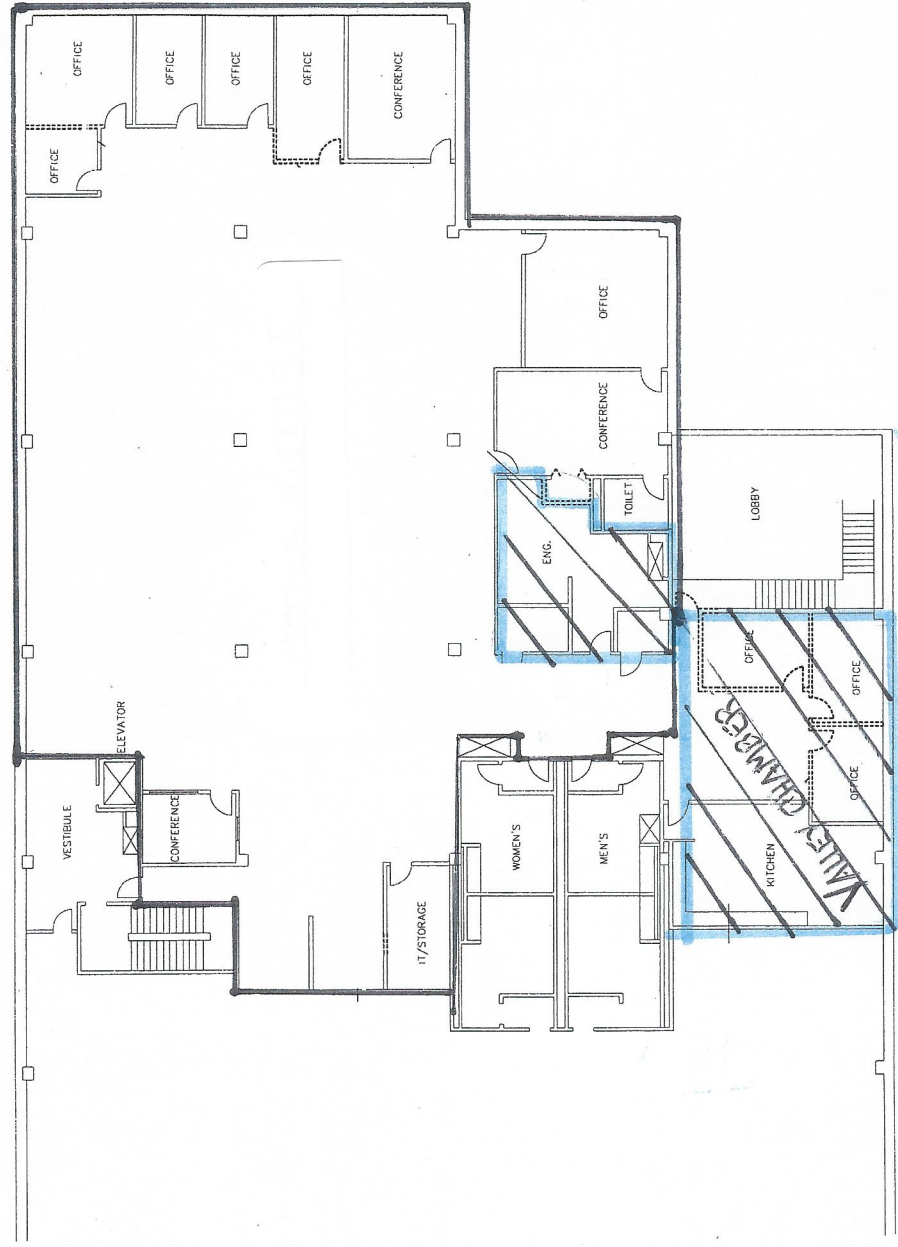
2nd Floor  
 10 PROGRESS DRIVE  
 SHELTON CT, 06484  
 DEMOLITION PLAN

REVISIONS		
SYMBOL	DESCRIPTION	DATE

DESIGNER:	CHECKED BY:
DRAWN BY:	APPROVED BY:
A-1	
DATE:	SCALE: 1/8" = 1'-0"
PROJECT/SHEET:	1 of 2



7,500 Sq/Ft Office  
 2nd Floor





# 10-12 Progress Drive, Shelton Connecticut



Office Park	SE
1. 1 Research Drive	155,000
2. 5 Research Drive	85,000
3. 4 Research Drive	157,776
4. 6 Research Drive	153,000
5. 12 Commerce Drive	75,000
6. 7 Progress	10,580
7. 11 Progress	60,000
8. 15 Progress	53,000
9. 20 Commerce Drive	58,550
10. 2 Research Drive	55,000
11. 8 Progress Drive	63,000
<b>12. 10-12 Progress Drive</b>	<b>50,000</b>
13. 14-20 Progress Drive	65,000
14. 4 Corporate Drive	110,000
15. 3 Corporate Drive	138,000
16. 2 Corporate Drive	271,000
17. 1 Corporate Drive	291,000
18. 1, 2, 3 Enterprise Drive	322,000

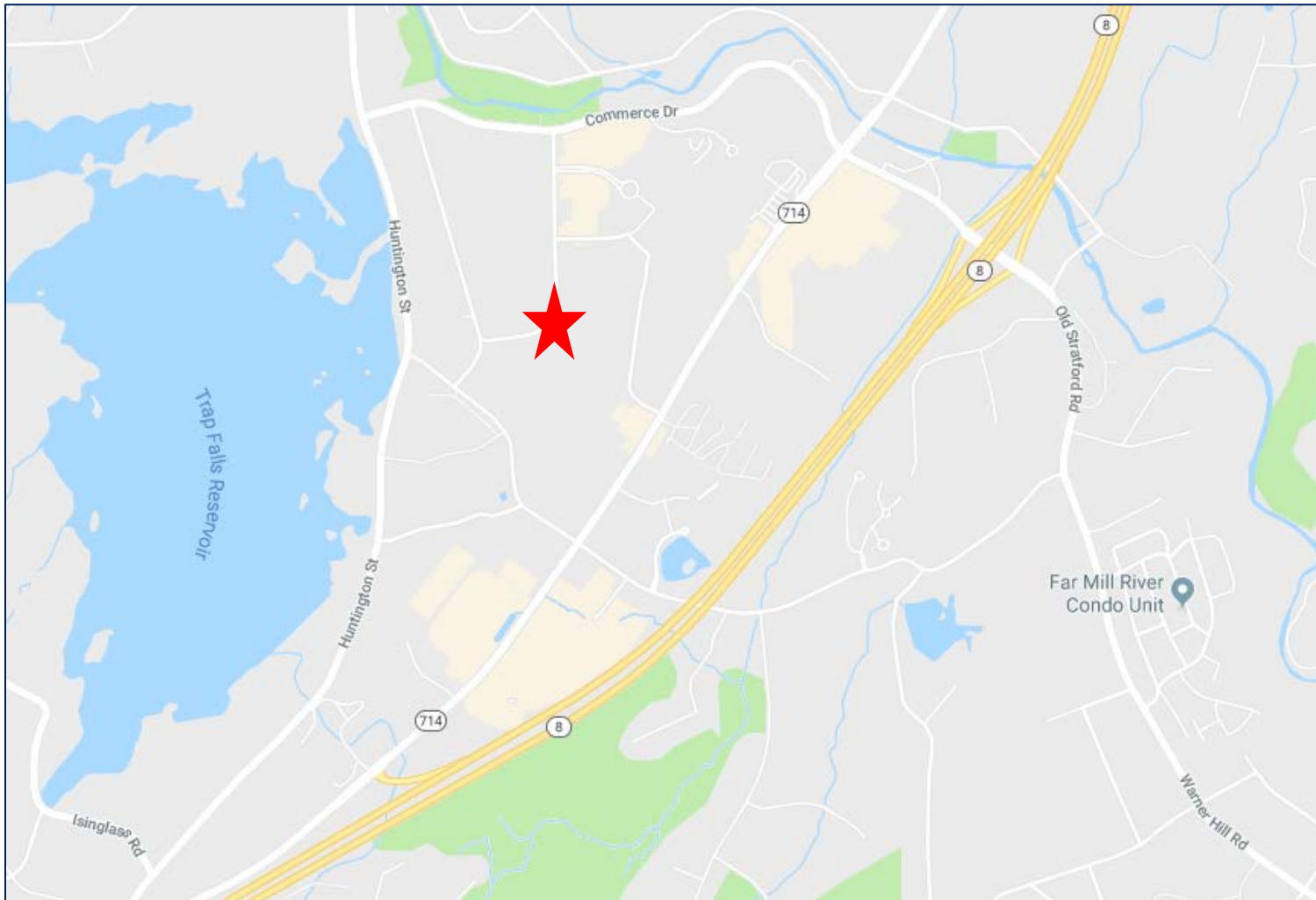
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The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2016.



## City of Shelton, Connecticut

*Vision to See, Faith to Believe, Courage to Do...*

Information on the Property Records for the Municipality of Shelton was last updated on 5/16/2019.

### Parcel Information

Location:	10 PROGRESS DR UNIT 12	Property Use:	Office	Primary Use:	Office Low Rise
Unique ID:	28 14	Map Block Lot:	28 14	Acres:	5.00
490 Acres:	0.00	Zone:	LIP	Volume / Page:	1515/0155
Developers Map / Lot:	LOT#15 SHELTON RESEA	Census:			

### Value Information

	Appraised Value	Assessed Value
Land	625,000	437,500
Buildings	3,578,784	2,505,150
Detached Outbuildings	73,416	51,390
Total	4,277,200	2,994,040



## Owner's Information

### Owner's Data

PEFRAN PROGRESS DRIVE LLC  
ONE TRAP FALLS RD UNIT 201  
SHELTON, CT 06484

## Building 1

Photo Not Available

Sketch Not Available

Category:	Office	Use:	Office Low Rise	GLA:	48,000
Stories:	1.00	Construction:	Fireproof Steel	Year Built:	1999
Heating:		Fuel:		Cooling Percent:	0
Siding:	Metal Sandwich	Roof Material:	Fiberglass	Beds/Units:	0

## Special Features

Elevator

1

### Attached Components

### Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
Paving	1999	0.00	0.00	32,200
Steel Poles	1999	0.00	0.00	13

### Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
PEFRAN PROGRESS DRIVE LLC	1515	0155	06/23/1998	Quit Claim	No	\$675,000
FRANCINI S P	1084	0126	08/04/1992	Warranty Deed	No	\$337,500
FRANCINI PETER J	0450	0316	10/02/1981		No	\$0

Information Published With Permission From The Assessor