

AVAILABLE FOR SALE

10 – 20 Controls Drive, Shelton, CT



Structured as a sale-leaseback opportunity. The property includes over 5 acres of land with an approximately 85,000 sq. ft. building ($\pm$), including a separate 3.2-acre parcel which can be developed.

10 & 20 Controls are connected via an enclosed walkway.
10 Controls, 53,995 sq/ft on 2.31 acres
20 Controls, 30,773 sq/ft on 3. Acres

To arrange a tour contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

Property

- 53,995± SF – Two-story Facility

Property Details

- Land Area: 2.60 Acres
- Zoning: LIP
- Year Built: 1980
- Clear Height: 12'
- Drive in doors: 2 – 10' w x 12' h
- Loading dock: 1 ext. with leveler
- Air conditioned: 100%
- Sprinkler: partial
- Electrical: 2,000 amps
- Water / Sewer: City / City
- Gas: yes, natural gas
- Parking: surface parking available
- Taxes: \$1.63/SF
- Price: upon request

Key Highlights

- Being used for manufacturing assembly and quality control.
- Backup generator on the property
- LIP zoning supports a wide range of industrial uses.



Property

- 30,773± SF Total Building

Property Details

- Land Area: 3.00 Acres
- Zoning: LIP
- Year Built: 1982
- Clear Height: 12'
- Drive in doors: 1
- Loading dock: 1 ext. with leveler
- Air conditioned: 100%
- Sprinkler: partial
- Electrical: 1,200 amps service
- Water / Sewer: City / City
- Gas: yes, natural gas
- Parking: surface- 4.00/1,000 SF

Key Highlights

- A highly functionalal property with expansion potential.
- Backup generator on the property
- LIP zoning supports a wide range of industrial uses



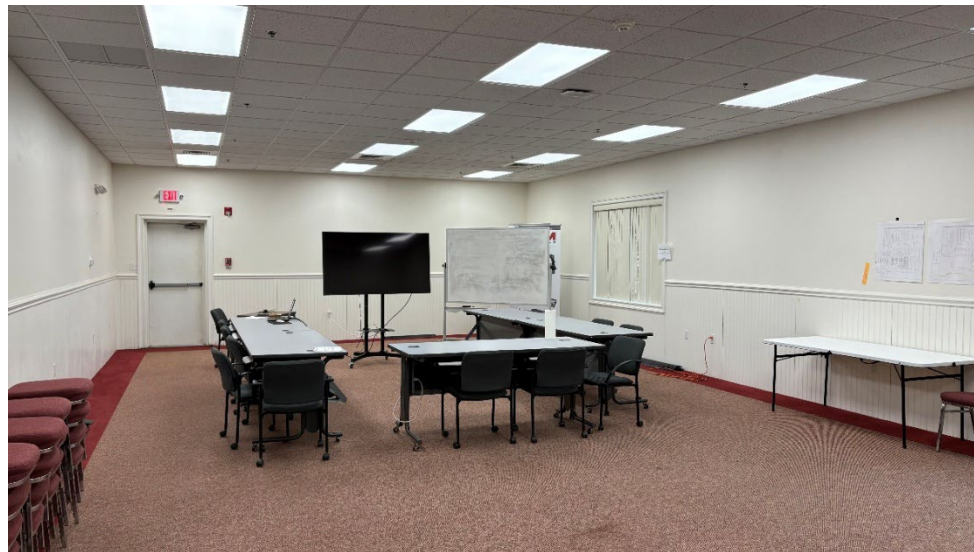


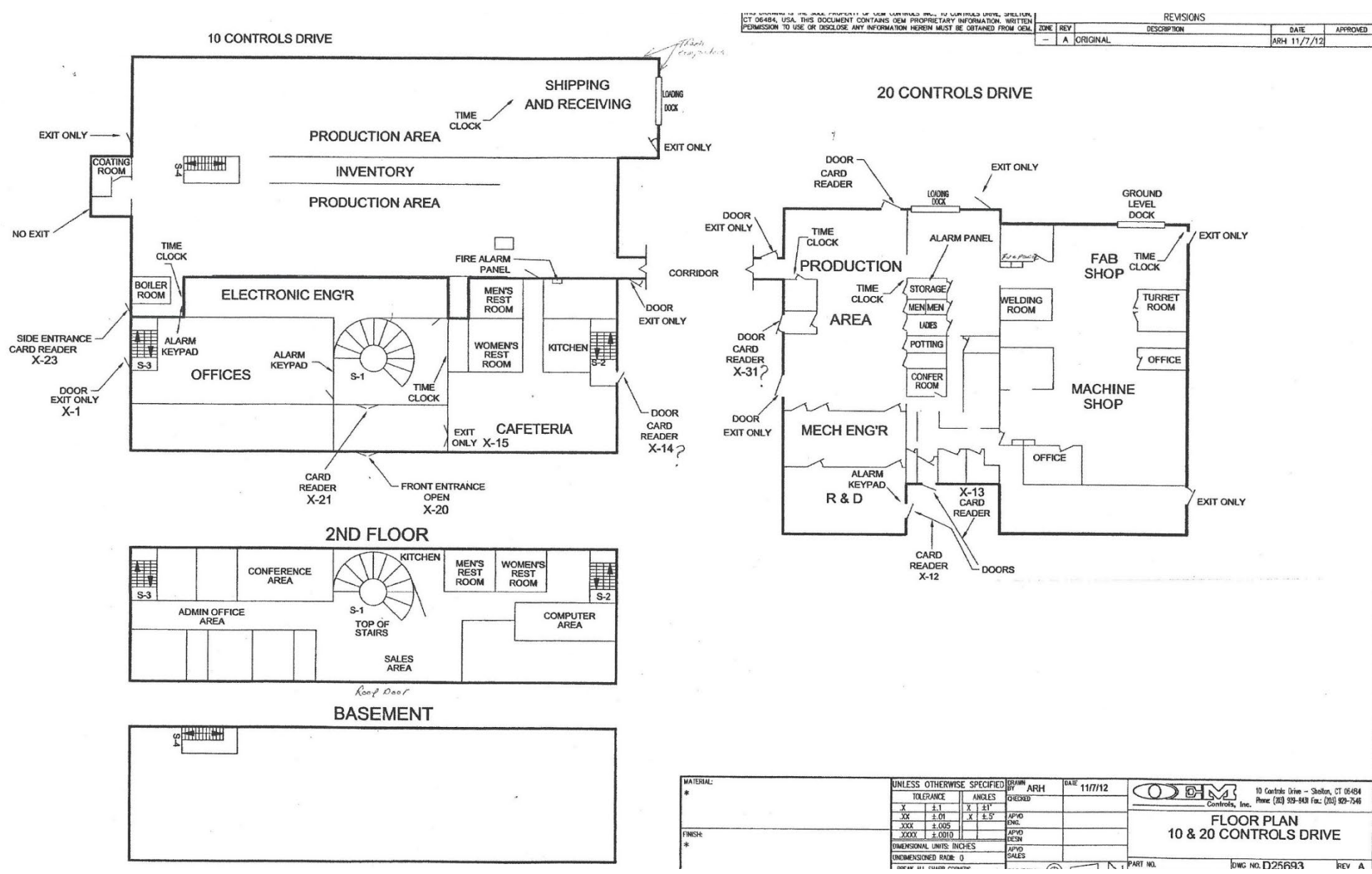


Built for smooth, efficient operations.

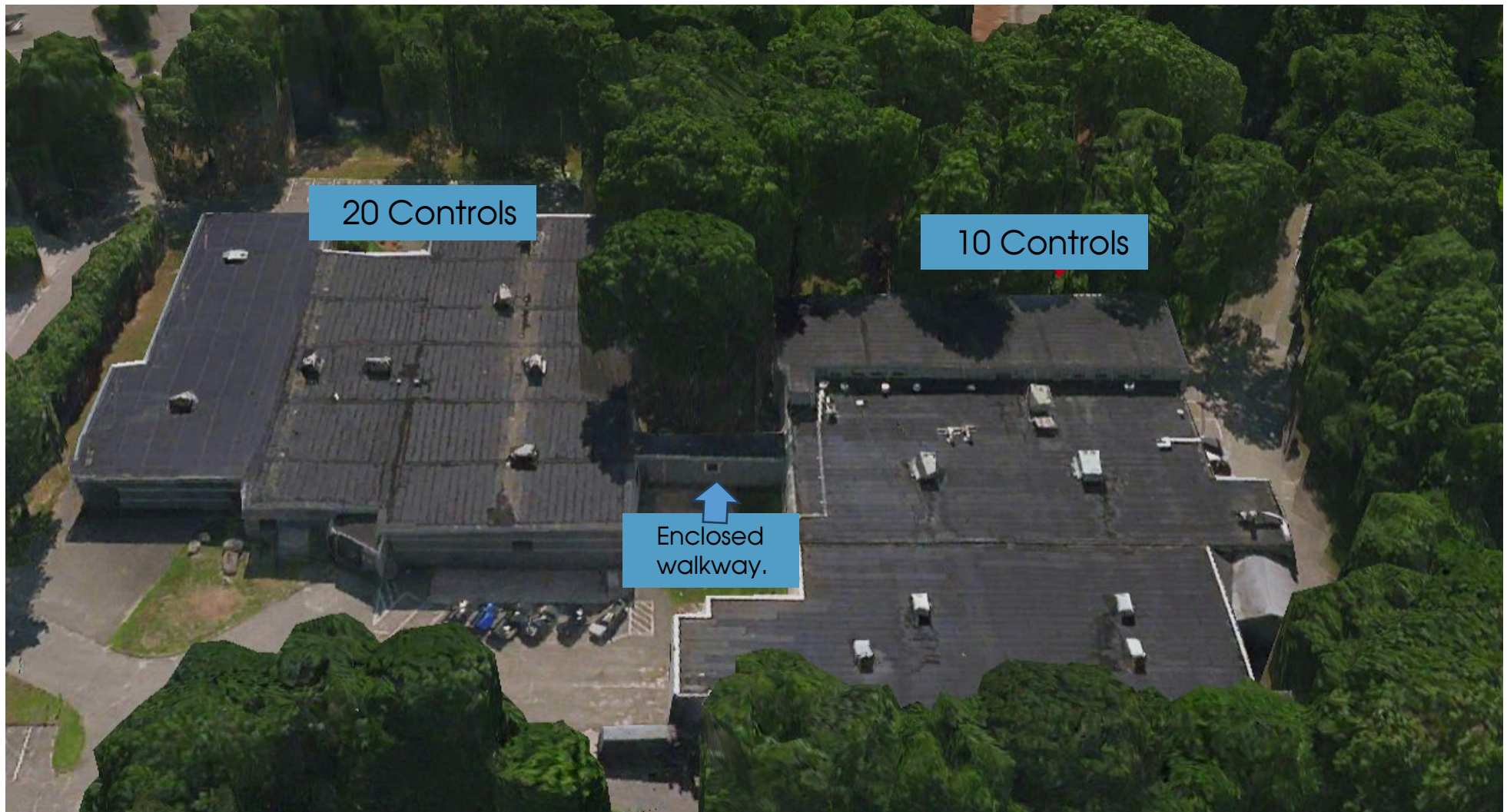
- Includes a reliable power setup, solar energy system, and built-in conveyor system, designed for efficient, durable, and long-lasting performance.
- Conveyor belt to lower-level storage area.



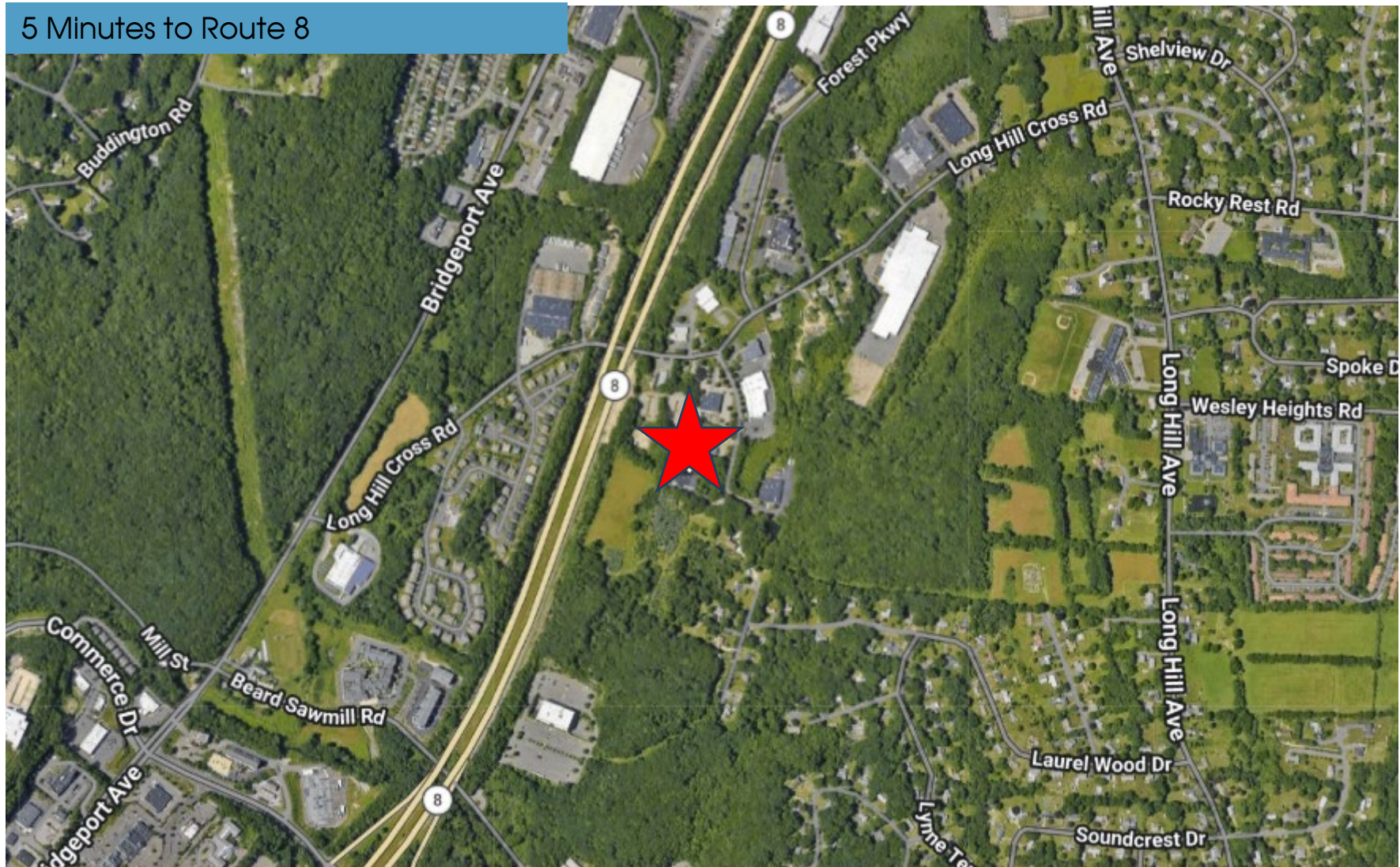




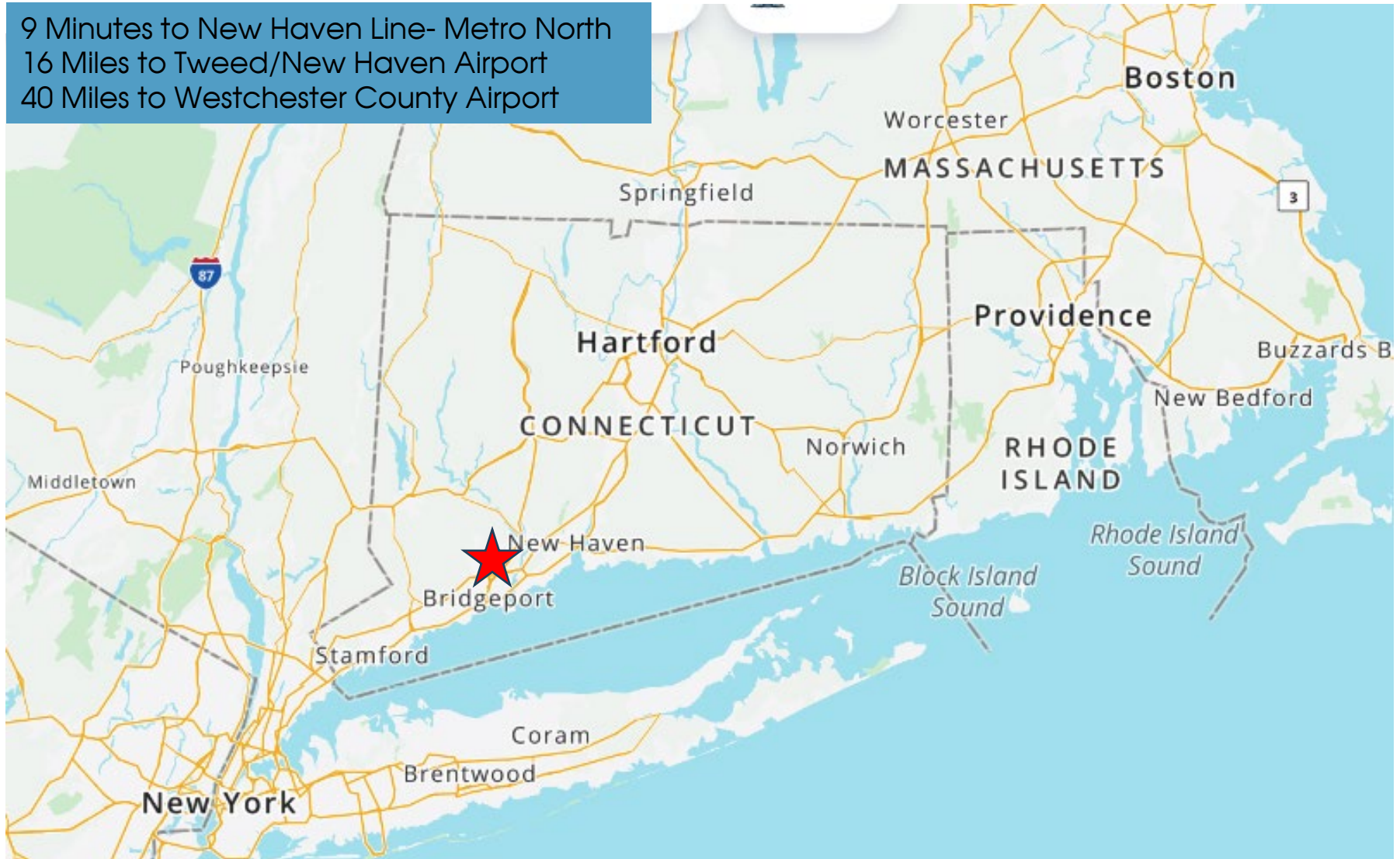




5 Minutes to Route 8



9 Minutes to New Haven Line- Metro North
16 Miles to Tweed/New Haven Airport
40 Miles to Westchester County Airport



Demographic Summary Report

20 Controls Dr, Shelton, CT 06484

Building Type: **Flex**
 RBA: **23,000 SF**
 Typical Floor: **23,000 SF**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	5 Mile	10 Mile
Population			
2030 Projection	4,072	127,945	620,121
2025 Estimate	3,874	124,544	606,339
2020 Census	3,328	119,312	590,425
Growth 2025 - 2030	5.11%	2.73%	2.27%
Growth 2020 - 2025	16.41%	4.39%	2.70%
2025 Population by Hispanic Origin	430	17,764	143,611
2025 Population	3,874	124,544	606,339
White	2,762 71.30%	88,169 70.79%	321,651 53.05%
Black	274 7.07%	9,652 7.75%	103,204 17.02%
Am. Indian & Alaskan	4 0.10%	206 0.17%	2,945 0.49%
Asian	306 7.90%	7,153 5.74%	33,374 5.50%
Hawaiian & Pacific Island	2 0.05%	78 0.06%	116 0.02%
Other	527 13.60%	19,286 15.49%	145,050 23.92%
U.S. Armed Forces	0	185	423
Households			
2030 Projection	1,747	51,026	234,349
2025 Estimate	1,659	49,625	228,996
2020 Census	1,404	47,446	223,137
Growth 2025 - 2030	5.30%	2.82%	2.34%
Growth 2020 - 2025	18.16%	4.59%	2.63%
Owner Occupied	1,286 77.52%	37,634 75.84%	135,624 59.23%
Renter Occupied	373 22.48%	11,992 24.17%	93,373 40.77%
2025 Households by HH Income	1,659	49,624	228,996
Income: <\$25,000	273 16.46%	4,943 9.96%	34,806 15.20%
Income: \$25,000 - \$50,000	281 16.94%	6,734 13.57%	36,241 15.83%
Income: \$50,000 - \$75,000	152 9.16%	6,021 12.13%	31,935 13.95%
Income: \$75,000 - \$100,000	123 7.41%	5,576 11.24%	26,068 11.38%
Income: \$100,000 - \$125,000	233 14.04%	5,463 11.01%	23,368 10.20%
Income: \$125,000 - \$150,000	176 10.61%	4,620 9.31%	17,863 7.80%
Income: \$150,000 - \$200,000	223 13.44%	6,382 12.86%	22,762 9.94%
Income: \$200,000+	198 11.93%	9,885 19.92%	35,953 15.70%
2025 Avg Household Income	\$111,617	\$133,417	\$114,855
2025 Med Household Income	\$100,054	\$107,038	\$86,044

Shelton, Connecticut

General

ACS, 2019–2023	Shelton	State
Current Population	41,402	3,598,348
Land Area <i>mi</i> ²	31	4,842
Population Density <i>people per mi</i> ²	1,352	743
Number of Households	15,741	1,420,170
Median Age	44	41
Median Household Income	\$114,739	\$93,760
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	4,013	99%
2 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	3,748	46%
3 Manufacturing <i>Transportation Equip Mfg</i>	3,345	27%
4 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	1,809	100%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	1,621	86%
Total Jobs, All Industries	21,432	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	393	507	529	574	513

Total Active Businesses 4,516

Key Employers

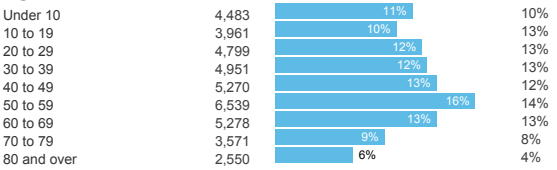
Data from Municipalities, 2025

- 1 Nasdaq
- 2 BIC Corp
- 3 Prudential Financial
- 4 Pitney Bowes Inc
- 5 Hubbell Inc

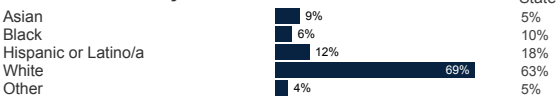
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

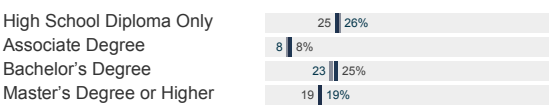


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



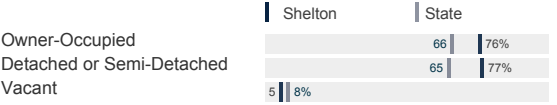
Educational Attainment



Housing

ACS, 2019–2023

	Shelton	State
Median Home Value	\$435,700	\$343,200
Median Rent	\$1,661	\$1,431
Housing Units	16,578	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Shelton School District	PK-12	4,518	121	90%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Shelton School District	55%	51%
Statewide	44%	49%

Shelton, Connecticut

Labor Force

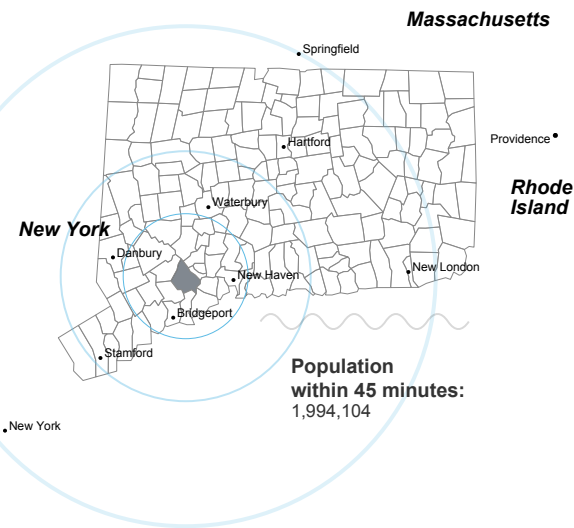
CT Department of Labor, 2024

	Shelton	State
Employed	21,380	1,842,285
Unemployed	789	67,181

Unemployment Rate	4%
Self-Employment Rate*	10% 11%

*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

Access

ACS, 2019–2023

	Shelton	State
Mean Commute Time *	28 min	26 min
No Access to a Car	5%	9%
No Internet Access	5%	7%

Commute Mode

Public Transport	1% 3%
Walking or Cycling	0% 3%
Driving	78% 84%
Working From Home *	14% 14%

Public Transit

CT <i>transit</i> Service	New Haven metro
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$133,164,691
Property Tax Revenue	\$109,858,954
per capita	\$2,622
per capita, as % of state avg.	80%
Intergovernmental Revenue	\$18,047,711
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$128,582,288
Educational	\$83,203,615
Other	\$45,378,673

Grand List

Equalized Net Grand List	\$8,905,003,964
per capita	\$212,545
per capita, as % of state avg.	119%
Commercial/Industrial Share of Net Grand List	19%
Actual Mill Rate	22.03
Equalized Mill Rate	11.67

Municipal Debt

Moody's Rating (2024)	A1
S&P Rating (2024)	-
Total Indebtedness	\$16,562,292
per capita	\$395
per capita, as % of state avg.	13%
as percent of expenditures	13%
Annual Debt Service	\$6,304,016
as % of expenditures	5%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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