

10 Mountain View Drive
Shelton, Connecticut

SHELTON INDUSTRIAL BUILDING FOR SALE OR LEASE

31,298 Square Feet



Contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
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.

VIDAL/WETTENSTEIN, LLC



SIOR

Individual Members
Society of Industrial and Office Realtors



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

10 Mountain View Drive



10 Mountain View Drive



10 Mountain View Drive



10 Mountain View Drive



10 Mountain View Drive

Interior photos



10 Mountain View Drive

BUILDING INFORMATION

- ❑ High end pre engineered building built in 1998
- ❑ Office and cafeteria completely renovated in 2014
- ❑ Total of 31,298 square feet
- ❑ 5.16 Acres- expansion is possible
- ❑ Clear height is 17' to 21'
- ❑ Two- 6 x 8 docks w/ levelors
- ❑ One- drive in door, 8 x 10: all doors are electric
- ❑ LED lighting in production area
- ❑ 4 wall mounted ventilation fans in production area
- ❑ Powder Coating room, is air conditioned
- ❑ Column spacing is 45' x 25'
- ❑ 100% sprinklered, wet system
- ❑ 83 parking spaces
- ❑ Floor is concrete reinforced 6"
- ❑ Roof replaced with Rubber membrane system, 2018
- ❑ 600 amps, 480/120/208 volts, 3 phase 4 wire
- ❑ Multiple step down transformers throughout plant
- ❑ Heating by natural gas, o/h forced air in production
- ❑ HVAC in all offices
- ❑ Safety, swipe access cards, cameras, fire detectors all hard wired
- ❑ Natural gas fired Cummins generator

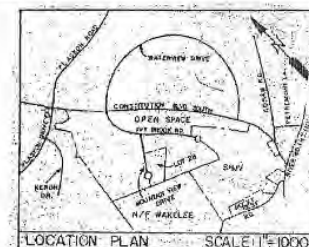
10 Mountain View Drive

BUILDING INFORMATION

- ☐ Offices have write on walls, and are all wired for digital screens
- ☐ Small kitchen in office and large cafeteria with oven, ice maker, sink and multiple refrigerators in the production area.
- ☐ Men's and ladies room in office and production area
- ☐ Engineering room
- ☐ Server, I T room and fire proof room
- ☐ Wired for Cat 5E & Cat 6 throughout office and production area
- ☐ Electric bus bar in a portion of the production area
- ☐ Air compressor system throughout production area, multiple air compressors, Gardner Denver and back up Sullair air compressors.
- ☐ 1 mile to Route 8 Exit 13
- ☐ Taxes: \$1.29 PSF



AREA = 224,729 ± SQ. FT.
(5.159 ± AC.)



NOTES & REFERENCES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-90-1 TO 20-90-50 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND NOTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A SURVEY LOCATION SURVEY BASED ON A DEPENDENT SURVEY CONFORMING TO A HORIZONTAL CLASS A-3 AND INTENDED TO BE USED FOR EASING PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS ARE NOT SHOWN.
- BEARING REFERENCE IS ASSUMED.
- REFERENCE:
 - "SUBDIVISION OF SECTION TWO, SHELTON HEIGHTS, SHELTON, CT" SHEET 1 OF 2, DATED JULY 13, 1987, REVISED TO JANUARY 21, 1991, PREPARED BY K. M. ENGINEERING, INC. AND RECORDED IN THE CITY OF SHELTON LAND RECORDS IN VOLUME 21, PAGE 248.
 - "MAP SHOWING PROPERTY LINE AGREEMENT BETWEEN MORGAN WATKINS AND SHELTON, CT, DATED APRIL 24, 1995, REVISED TO MAY 24, 1997, PREPARED BY K. M. ENGINEERING, INC. AND FILED IN THE CITY OF SHELTON LAND RECORDS AS MAP NO. 130.
 - "MAP SHOWING ADJUSTMENT OF LOT LINES AND EASEMENTS, SECTION TWO, SHELTON HEIGHTS, SHELTON, CT DATED JUNE 5, 1997, PREPARED BY K. M. ENGINEERING, INC. AND RECORDED IN THE CITY OF SHELTON LAND RECORDS AS MAP NO. 136.
- BY THE SURVEY RIGHTS RESERVED ON LOTS 27 AND 28 FOR POSSIBLE FUTURE ROAD, SAID RIGHTS ARE TO BE TERMINATED UPON CONSTRUCTION OF FUTURE ROAD OR THE ABANDONMENT OF ROAD RIGHT-OF-WAY (SEE NOTE 1 BELOW).
- RIGHT-OF-WAY RESERVED FOR FUTURE EXTENSION OF MOUNTAIN VIEW DRIVE, SAID RIGHT-OF-WAY TO BE DEEDED TO THE CITY OF SHELTON (SEE VOLUME 1426, PAGE 1, WARRANTY DEED TO CITY OF SHELTON).
- PROPERTY LINE SETBACKS:
 - PROPERTY IS LINED ZONE.
 - SETBACKS IN THE LINED ZONE AS ESTABLISHED BY SUBDIVISION APPROVAL (REFERENCE 2A ABOVE) ARE AS FOLLOWS:

STREET LINE	75'
REAR PROPERTY LINE	50'
SIDE PROPERTY LINE	50'
 - SETBACK VARIANCE FROM 75' TO 50' GRANTED NOVEMBER 12, 1995 BY SHELTON BOARD OF ZONING APPEALS.
- THE INTENT OF THIS PLAN IS TO SHOW THE BUILDING AND PARKING IMPROVEMENTS FOR LOT 28, SHELTON HEIGHTS.
- SITE LOCATED IN FLOOD ZONE X, COMMUNITY PANEL NUMBER 0000014-00000, PANEL 20 OF 20, MAP REVISED JULY 2, 1991.
- THE TITLE REPORT USED TO DEFINE EASEMENTS AND OTHER RECORDS AS DEPICTED OR NOTED HEREON WAS SUPPLIED TO THIS OFFICE BY LAWYERS TITLE INSURANCE CORPORATION, ORDER NUMBER CTS1185982-01 EFFECTIVE DATE APRIL 28, 2010 AT 8:00 AM.
- OWNER REFERENCE:

OWN LEASING COMPANY, LLC
VOLUME 1426, PAGE 500
ASSESSORS MAP 65, LOT B

LOT 27
(REF. 3C)

N/F ACG REALTY, LLC
APR5 LOT 11
LOT 30A

N/F STEPHEN M. BRENNAN, LLC
APR5 LOT 7
LOT 29

N/F 30 SHELTON TECHNOLOGIES
APR5 LOT 5
LOT 31

TITLE NOTES
SCHEDULE B II

- Consent to Use of Lot 28, Etc., et al. dated June 2, 1987 and recorded in Volume 1422 on Page 24 of the Shelton Land Records.
- Consent to Use of Lot 28, Etc., et al. dated June 2, 1987 and recorded in Volume 1422 on Page 47 of the Shelton Land Records.
- Shelton Water Board Agreement dated January 16, 1997 and recorded in Volume 1422 on Page 28 of the Shelton Land Records.
- Shelton Water Board Agreement dated January 16, 1997 and recorded in Volume 1422 on Page 28 of the Shelton Land Records.
- Shelton Water Board Agreement dated January 16, 1997 and recorded in Volume 1422 on Page 28 of the Shelton Land Records.

IMPROVEMENT LOCATION MAP
LOT 28
10 MOUNTAIN VIEW DRIVE
SECTION TWO, SHELTON HEIGHTS
SHELTON, CT.
SCALE: 1"=40' MAY 28, 1998
PREPARED FOR ECA
10 MOUNTAIN VIEW DRIVE
SHELTON, CT.

TO: REGSTER BANK, N.A.
CONNECTICUT COMMUNITY INVESTMENT CORP.
THE U.S. SMALL BUSINESS ADMINISTRATION
MOUNTAIN VIEW HOLDING, LLC AND
LAWYERS TITLE INSURANCE CORPORATION

THIS SURVEY WAS CONDUCTED ON THE GROUND OR BY MEANS 5/28/98 AND 5/27/10 AND THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON: A) TITLE LINES AND LINES OF OCCUPATION ARE THE SAME; B) ALL BUILDINGS HAVE BEEN LOCATED; C) BUILDINGS DO NOT ENCRUMBER OVER STREET, TITLE OR EASEMENT LINES; D) BUILDINGS DO NOT VIOLATE MUNICIPAL SETBACK REQUIREMENTS OR DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS; AND E) THERE ARE NO EASEMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME, OTHER THAN THOSE DEPICTED OR NOTED HEREON.

PAUL J. SANTOS
6/1/10
L.S. 70037

LEGEND
OR CATCH BASIN
WV WATER VALVE
GV GAS VALVE
ASNL ASYMETRIC
CON. CONCRETE
TR. TRANSCUTED
HYD. HYDRAULIC
AK AIR CONDITIONER
SCH. SCHEDULE
RS REFERENCE NUMBER

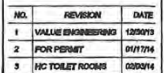
A M ENGINEERING ONE OF THE TILTON COMPANIES 800 Main Street Shelton, Connecticut 06487 Tel: (203) 376-7063 Fax: (203) 376-0600		TILTON ENGINEERS SURVEYORS CONSULTANTS	
Date: 5/28/98 Project Number: 10006 Plant No.: 223, P. 46	Date: MAY 28, 1998 File: Sheet: 3 OF 7	Revision: Date: 5/28/98 Description: 2-D SURVEY MAP	Revision: Date: 5/28/98 Description: 2-D SURVEY MAP

SCALE
0 20 40 60 80 100



PROJECT:
ELECTRI-CABLES
ASSEMBLIES
10 MOUNTAINVIEW DR.
SHELTON, CT 06484

**ISSUED FOR VALUE
ENGINEERING BID**



SHEET TITLE:
FLOOR PLAN
INTERIOR ELEVS
DOOR SCHEDULE

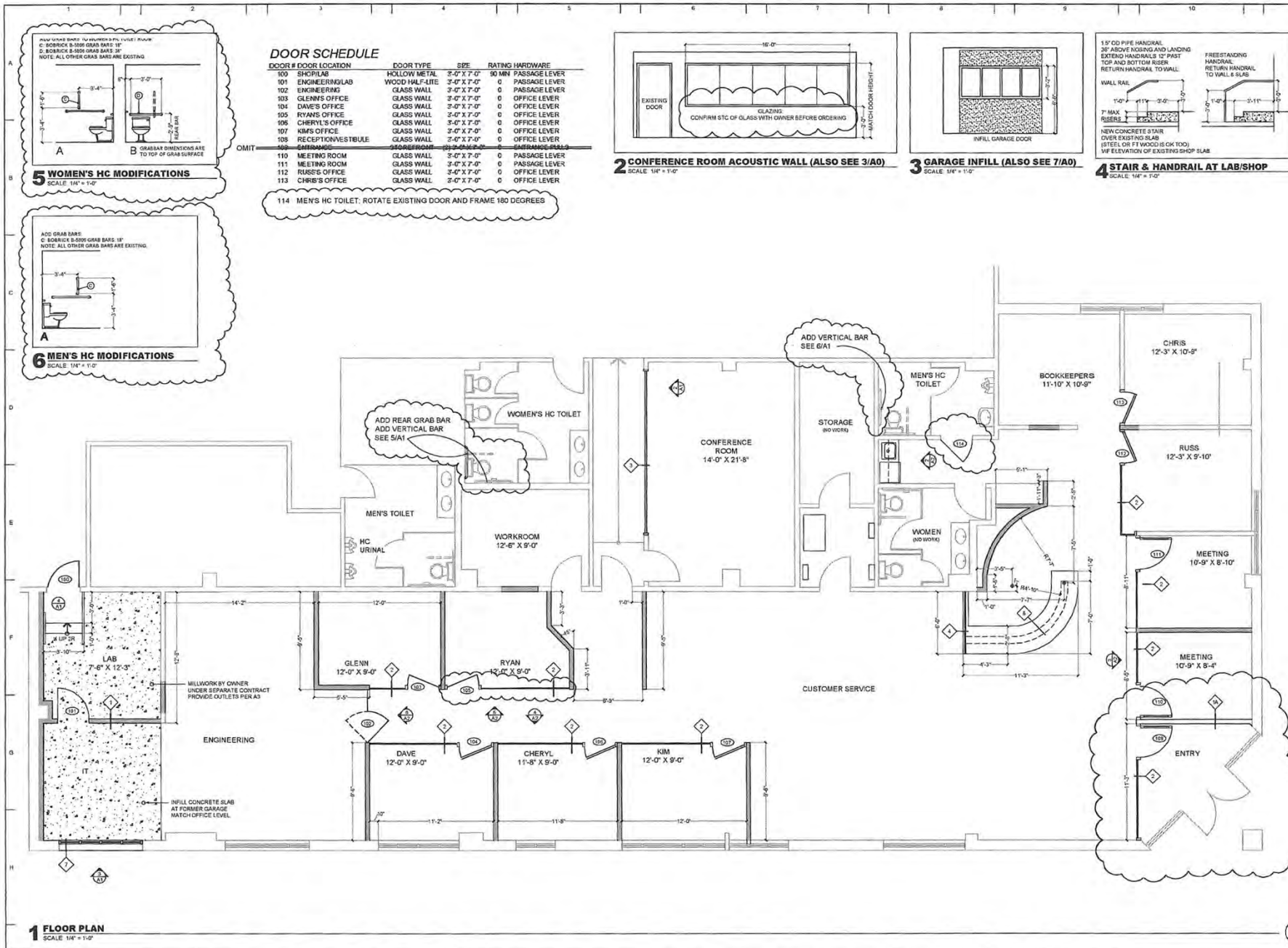
SCALE:
1/4" = 1'-0"

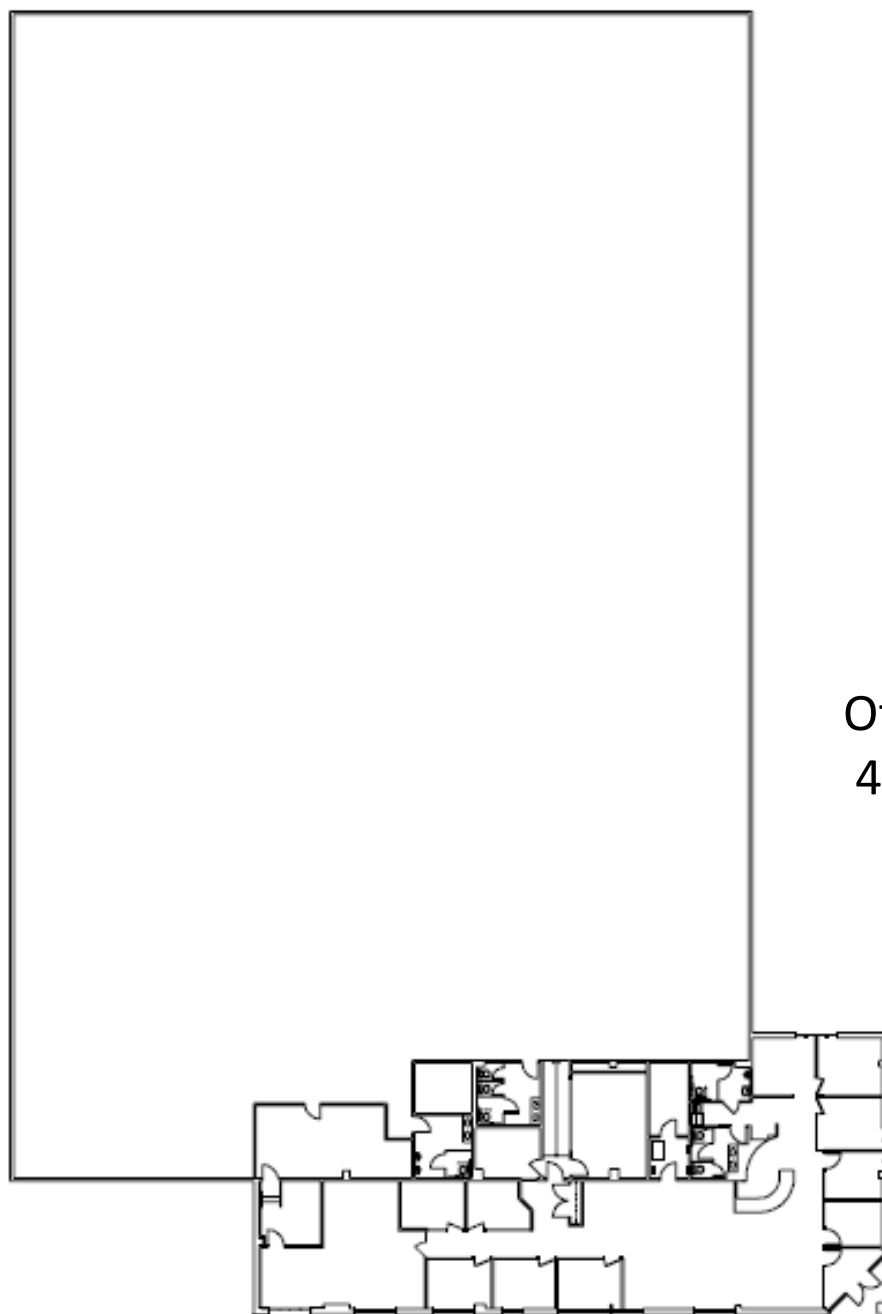
DATE:
NOVEMBER 18, 2013

SHEET NO.

A1

SHELTON, CT





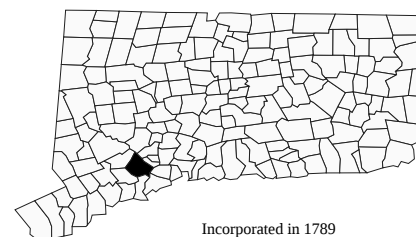
Office Space
4,200± Sq. Ft.

Shelton, Connecticut

CERC Town Profile 2019 *Produced by Connecticut Data Collaborative*

City Hall
54 Hill Street
Shelton, CT 06484
(203) 924-1555

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Naugatuck Valley Planning Area



Incorporated in 1789

Demographics

Population

	Town	County	State
2000	38,101	882,567	3,405,565
2010	39,559	916,829	3,574,097
2013-2017	41,282	947,328	3,594,478
2020	38,374	944,692	3,604,591
'17 - '20 Growth / Yr	-2.5%	-0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	31	625	4,842
Pop./Sq. Mile (2013-2017)	1,348	1,516	742
Median Age (2013-2017)	47	40	41
Households (2013-2017)	15,961	337,678	1,361,755
Med. HH Inc. (2013-2017)	\$89,250	\$89,773	\$73,781

	Town	State
Veterans (2013-2017)	2,382	180,111

Age Distribution (2013-2017)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	1,554 4%	4,433 11%	5,456 13%	8,071 20%	13,351 32%	8,417 20%	41,282 100%
County	53,055 6%	125,776 13%	126,096 13%	229,587 24%	271,888 29%	140,926 15%	947,328 100%
State	186,188 5%	432,367 12%	495,626 14%	872,640 24%	1,031,900 29%	575,757 16%	3,594,478 100%

Race/Ethnicity (2013-2017)

	Town	County	State
White Alone, Non-Hispanic	35,884	595,323	2,446,049
Black Alone	697	107,305	376,240
Asian	1,508	48,962	156,450
Native American	15	2,527	9,385
Other/Multi-Race	1,126	91,852	294,408
Hispanic or Latino	2,762	180,379	551,916

Poverty Rate (2013-2017)

	Town	County	State
Poverty Rate (2013-2017)	5.3%	8.8%	10.1%

Educational Attainment (2013-2017)

	Town	County	State
High School Graduate	8,628 29%	673,582 27%	
Associates Degree	2,322 8%	188,481 8%	
Bachelors or Higher	11,759 39%	953,199 38%	

Economics

Business Profile (2018)

Sector	Units	Employment
Total - All Industries	1,372	24,534
23 - Construction	97	350
31-33 - Manufacturing	64	4,623
44-45 - Retail Trade	92	1,772
54 - Professional, Scientific, and Technical Services	199	2,328
56 - Administrative and Waste Services	97	3,410
62 - Health Care and Social Assistance	130	3,205
Total Government	19	1,214

Top Five Grand List (2018)

	Amount
Robert Scinto	\$212,843,297
United Illuminating Co	\$71,136,120
Avalon Shelton III LLC	\$30,208,150
Shelton Properties LLC Trustee	\$27,999,620
Aquarian Water Co of CT	\$26,024,450
Net Grand List (SFY 2016-2017)	\$4,578,870,525

Major Employers (2014)

Brennan Realty Llc	BIC Corp
Prudential Financial	Pitney Bowes Inc
Super Stop & Shop	

Education

2018-2019 School Year

	Grades	Enrollment
Shelton School District	PK-12	4713

Smarter Balanced Test Percent Above Goal (2017-2018)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	75.1%	53.8%	68.5%	51.3%	63.9%	43.0%
ELA	74.3%	53.1%	74.9%	54.9%	73.4%	56.1%

Pre-K Enrollment (PSIS)

	2018-2019
Shelton School District	63

Rate of Chronic Absenteeism (2017-2018)

	All
Connecticut	10.7%
Shelton School District	10.1%

4-Year Cohort Graduation Rate (2017-2018)

	All	Female	Male
Connecticut	88.3%	91.8%	85.1%
Shelton School District	90.0%	90.6%	89.3%

Public vs Private Enrollment (2013-2017)

	Town	County	State
Public	83.2%	82.2%	86.8%
Private	16.8%	17.8%	13.2%

Shelton, Connecticut

CERC Town Profile 2019



Connecticut
Economic
Resource Center

Government

Government Form: Mayor - Council

Total Revenue (2017)	\$130,937,320	Total Expenditures (2017)	\$133,096,641	Annual Debt Service (2017)	\$11,645,714
Tax Revenue	\$103,100,306	Education	\$84,064,002	As % of Expenditures	8.7%
Non-tax Revenue	\$27,837,014	Other	\$49,032,639	Eq. Net Grand List (2017)	\$6,807,601,488
Intergovernmental	\$23,714,694	Total Indebtedness (2017)	\$38,978,295	Per Capita	\$164,447
Per Capita Tax (2017)	\$2,487	As % of Expenditures	29.3%	As % of State Average	108.9%
As % of State Average	84.8%	Per Capita	\$942	Moody's Bond Rating (2017)	Aa2
		As % of State Average	37.5%	Actual Mill Rate (2017)	22.31
				Equalized Mill Rate (2017)	15.12
				% of Net Grand List Com/Ind (2017)	17.7%

Housing/Real Estate

Housing Stock (2013-2017)

	Town	County	State
Total Units	17,130	369,044	1,507,711
% Single Unit (2013-2017)	67.4%	58.0%	59.2%
New Permits Auth (2017)	65	1,719	4,547
As % Existing Units	0.4%	0.5%	0.3%
Demolitions (2017)	5	538	1,403
Home Sales (2017)	353	5,187	21,880
Median Price	\$341,500	\$417,800	\$270,100
Built Pre-1950 share	15.5%	29.0%	29.3%
Owner Occupied Dwellings	12,867	228,666	906,798
As % Total Dwellings	80.6%	67.7%	66.6%
Subsidized Housing (2018)	503	34,037	167,879

Distribution of House Sales (2017)

	Town	County	State
Less than \$100,000	13	34	536
\$100,000-\$199,999	19	343	5,237
\$200,000-\$299,999	110	749	6,681
\$300,000-\$399,999	123	865	3,863
\$400,000 or More	88	3,196	5,563

Rental (2013-2017)

	Town	County	State
Median Rent	\$1,301	\$1,439	\$1,123
Cost-burdened Renters	44.3%	54.6%	52.3%

Labor Force

	Town	County	State
Residents Employed	21,275	461,750	1,827,070
Residents Unemployed	919	19,017	78,242
Unemployment Rate	4.1%	4.0%	4.1%
Self-Employed Rate	11.8%	13.0%	10.0%
Total Employers	1,372	36,389	122,067
Total Employed	24,534	420,674	1,673,867

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Shelton, CT	3,326	Shelton, CT	3,326
Bridgeport, CT	2,271	Bridgeport, CT	2,171
Stratford, CT	1,341	Stratford, CT	1,584
Milford, CT	1,160	Fairfield, CT	1,075
Trumbull, CT	870	Milford, CT	974
Ansonia, CT	809	New Haven, CT	904
Seymour, CT	680	Stamford, CT	898

Quality of Life

Crime Rates (per 100,000 residents) (2017)

	Town	State
Property	987	1,777
Violent	70	228

Disengaged Youth (2013-2017)

	Town	State
Female	4.9%	4.2%
Male	5.2%	5.6%

	Town
Library circulation per capita	4.26

Distance to Major Cities

	Miles
Hartford	40
New York City	60
Providence	96
Boston	131
Montreal	295

Residential Utilities

Electric Provider	The United Illuminating Co. (800) 257-0141
Gas Provider	Eversource Energy (800) 989-0900
Water Provider	Aquarion Water Company (800) 732-9678
Cable Provider	Comcast Seymour (800) 266-2278