

# 40 Oliver Terrace, Shelton, Connecticut



## INDUSTRIAL SPACE FOR LEASE

Available Square Feet: 25,000 Sq. Ft.

Owner will consider upgrading the building including heat lights insulated industrial and a large parking or storage area.

Parking: 150± Cars

Zoning: IA-2

Clear Height: 22' – 28'

Drive in Doors: 12' x 12' to 16' x 14'

Column Spacing: Single row center

Asking Rate per sq. ft.: \$5.50, "As Is"

Contact Bruce Wettenstein, SIOR,  
203-226-7101 ext. 2  
[bruce@vidalwettenstien.com](mailto:bruce@vidalwettenstien.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**

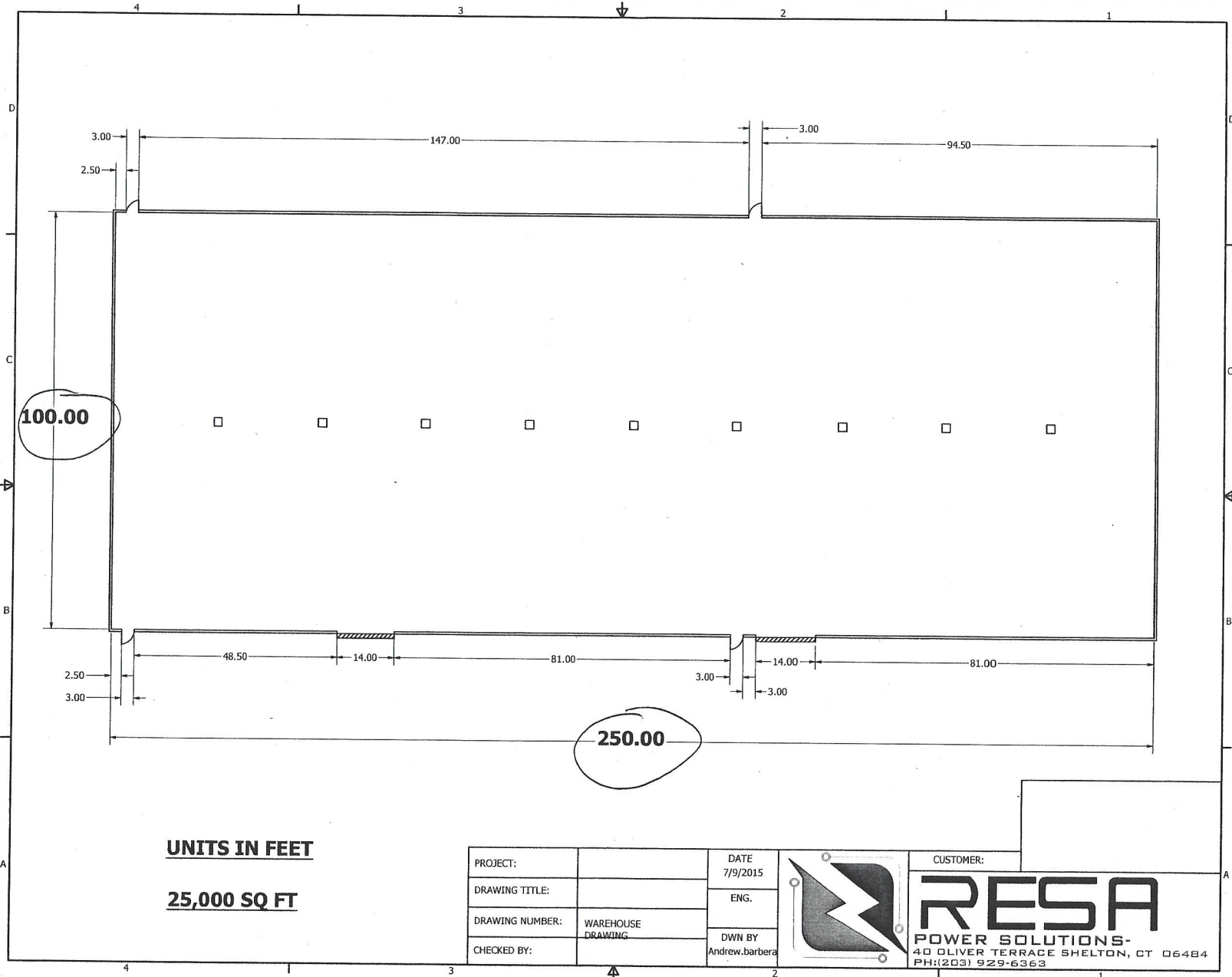
Individual Members

Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

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



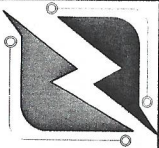
100.00

250.00

**UNITS IN FEET**

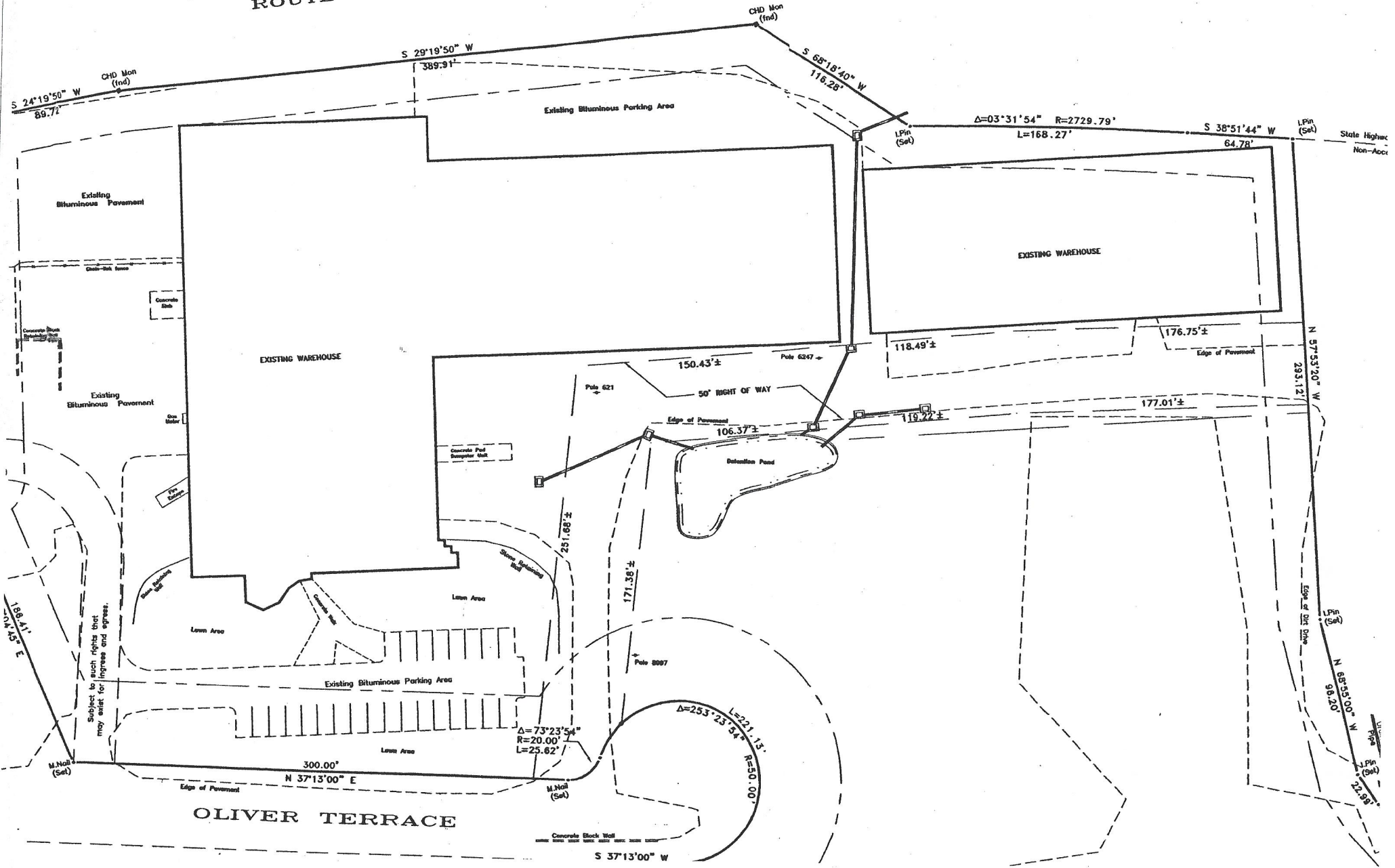
**25,000 SQ FT**

PROJECT:		DATE	7/9/2015
DRAWING TITLE:		ENG.	
DRAWING NUMBER:	WAREHOUSE DRAWING	DWN BY	Andrew.barbera
CHECKED BY:			



CUSTOMER:  
**RESA**  
 POWER SOLUTIONS-  
 48 OLIVER TERRACE SHELTON, CT 06484  
 PH:(203) 929-6363

STATE OF CONNECTICUT  
ROUTE 8



S 24°19'50" W  
89.72'

CHD Mon  
(Ind)

S 29°19'50" W  
389.91'

CHD Mon  
(Ind)

S 68°16'40" W  
116.28'

Existing Bituminous Parking Area

$\Delta=03°31'54"$  R=2729.79'  
L=168.27'

S 38°51'44" W  
64.78'

L Pin  
(Set)

State Highw  
Non-Accr

Existing Bituminous Pavement

EXISTING WAREHOUSE

EXISTING WAREHOUSE

150.43'±

Pole 6247

118.49'±

176.75'±

Edge of Pavement

Existing Bituminous Pavement

50' RIGHT OF WAY

177.01'±

106.37'±

Deflation Point

119.22'±

N 57°53'40" W  
293.12'

188.41' E  
104.45' E

Subject to such rights that may exist for ingress and egress.

Lawn Area

Lawn Area

Existing Bituminous Parking Area

300.00'

N 37°13'00" E

OLIVER TERRACE

251.66'±

171.36'±

Pole 8097

$\Delta=73°23'54"$   
R=20.00'  
L=25.62'

$\Delta=253°23'34"$   
L=221.15'  
R=50.00'

Edge of Pavement

N 68°55'00" W  
98.20'

N 68°55'00" W  
98.20'

22.59'

S 37°13'00" W

Concrete Block Wall