

# 84 Platt Road, Shelton, Connecticut



## AVAILABLE FOR SALE

10,225± Square Feet

## Offices and Assembly Space

Building has available land allowing potential expansion. Motion detectors, heat sensors, 3' copper air lines with oil mis removal system in the building. Property is an in excellent section of town, with ample retail and business' nearby. Seconds to Route 8.

For additional information contact:  
Bruce Wettstein, SIOR  
203-226-7101 ext. 2  
bruce@vidalwettenstein.com

Parking spaces:	19± cars plus additional spaces available
Clear height:	10 ½'
Columns:	Single row in center
Construction type:	Block and steel, exterior brick facade
Air conditioned:	100%
Sprinklered:	No, however city water is in the building
Loading doors:	12' x 8' drive in & 2 10' x 10' docks with levelers
Electric:	Amps: 800 , Volts: 208/480/600, Phase: 3
Heat:	Natural gas fired circulating system
HVAC:	Full system, 3 zones
Roof:	Rubber membrane, approximate 2008
Sewer:	City
Water:	City
Taxes:	\$8,524.66 per year
Zone:	I A-2 zoned. 40% coverage allowed
Land:	1.67± acres
List price:	For sale: \$775,000

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



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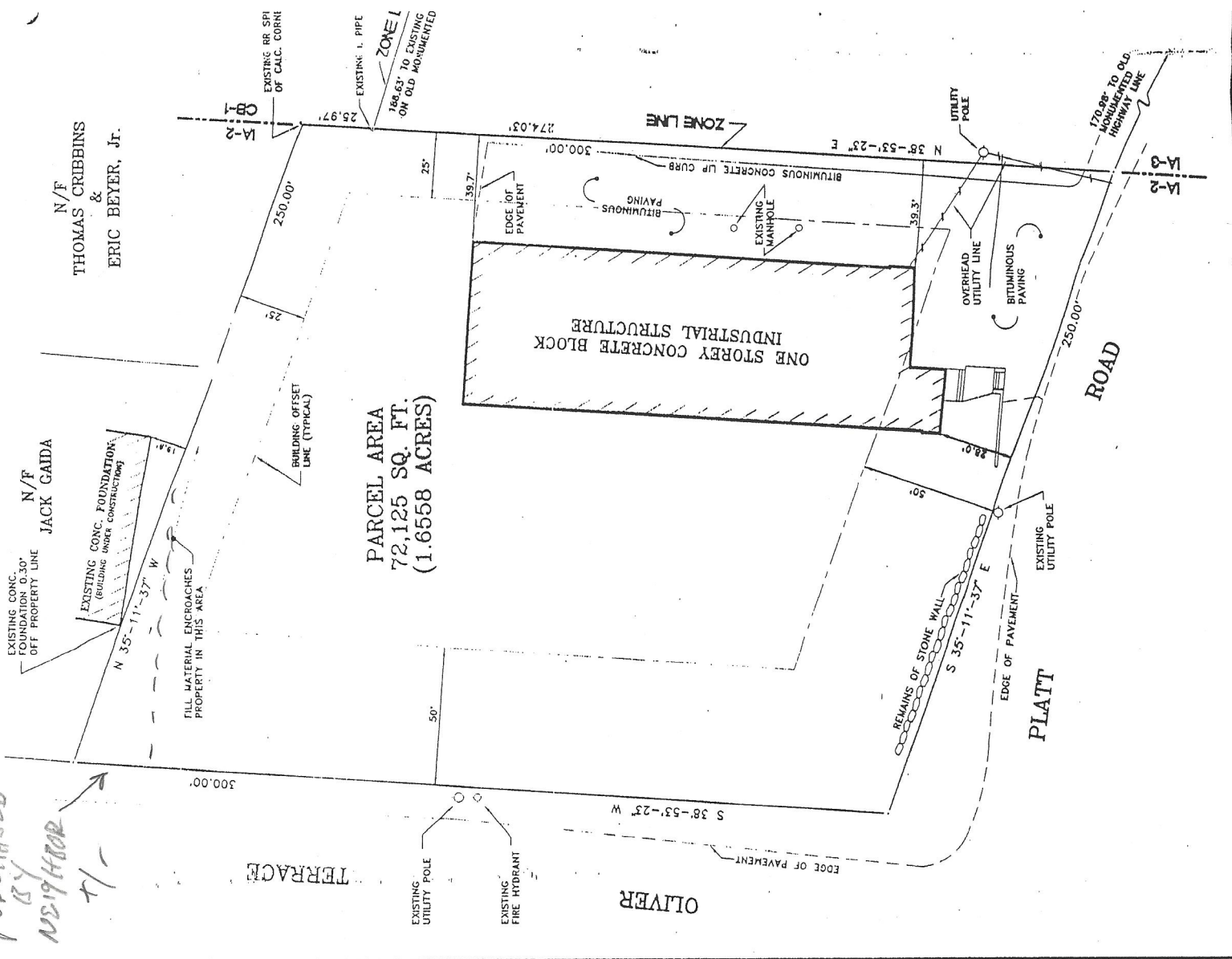
719 Post Road East, Westport, CT 06880

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

*Purchased by NS19H00R 71-*

N/F JACK GAIDA  
EXISTING CONC. FOUNDATION 0.30' OFF PROPERTY LINE

N/F THOMAS CRIBBINS & ERIC BEYER, JR.



PARCEL AREA  
72,125 SQ. FT.  
(1.6558 ACRES)

ONE STOREY CONCRETE BLOCK INDUSTRIAL STRUCTURE

ROAD

PLATT

OLIVER

TERRACE