

VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

INDUSTRIAL SPACE FOR LEASE



40 Oliver Terrace, Shelton, Connecticut

Available Square Feet: 105,000 Sq Ft
Min. Available Square Feet: 25,000 Sq. Ft.

Building complex is comprised of three, metal hi-bay buildings.

Parking: 250 Cars

Zoning: IA-2

Asking Rate per Sq. Ft.:
\$5.50 – Industrial Space
\$8.00 – Office Space

For additional information please contact **Bruce Wettenstein, SIOR**
(203) 226-7101 (ext.2) or email 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.



Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880

Phone: (203) 226-7101

www.vidalwettenstein.com

40 OLIVER TERRACE, SHELTON, CT

INDUSTRIAL BUILDINGS AVAILABLE FOR LEASE

Building complex is comprised of three, metal hi-bay buildings, one being a single story rectangular building with a 2 level office in the front, and the other two, are single story hi bay warehouse type buildings. For clarity, Buildings are A B & C

Building Info		Utilities:
Total Bldg. Sq Ft: A: 22,500 + 27,750 B: 30,000 C: 25,000	Sprinkler: A: 100% wet system B: Not sprinkered C:	Amps, Volts, Phase: A: 2000, 408/277, 3ph B: 1000, 408/277, 3 ph C:
Available Sq. Ft.: 105,000 Sq Ft Min. Available Sq Ft: 25,000 Sq. Ft.	Heating Type: natural gas fired A: Radiant heat B: 6 forced air hung units C:	Water: City Sewer: City Gas: yes, natural gas
Max. Available Sq. Ft.: 105,000 Sq. Ft.	AC Office: Yes, roof mounted	
Number of floors: All single with exception of Bldg A,	Construction Type: Pre-engineered metal	
Office Sq. Ft.: A: 22,500 Sq. Ft. B: 3,000 Sq. Ft. C: 0	Elevator: A: 2,000 lb. passenger Roof: All pitched roofs	Taxes:
Industrial Sq. Ft.: A: 27,500 Sq. Ft. B: 3,000 Sq. Ft. C: 25,000 Sq. Ft.	Ceiling Height: A: 21' to 28' B: 29' C: 22'-28'	Occupancy: TBD
Asking Rate per Sq. Ft.: \$5.50 –Industrial Space \$8.00 – Office Space	Loading Docks: None but can be installed Drive-In Doors: Multiple drive in doors, vary from 12' x 12' to 16' x 14'	
Zoning: IA-2 Year Built: 1983-1991	Column Spacing: A: 50' x 25' B: single row center C:	Acres: 10.53 Acres+/-
Loss Factor: 0%		Parking: 250 Cars

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



40 Oliver Terrace, Shelton, CT

Comments:

Amenities in the building are:

Modern design in the front office entry at Building A

Downdraft fans throughout

HID lighting in Building B & XX and T-5 fluorescent in Building A

Bus Ducts throughout Building A & B

Multiple step down transformers.

Wall ventilation Fans

Sky lights

Sand blasting room

Spray booth room

Plating room

Ladies and Mens toilets throughout, shower and slop sink.

Building A has heated sideway and roof gutters on the north side.

24/7 Generator, might not stay with property.

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



Individual Members
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880

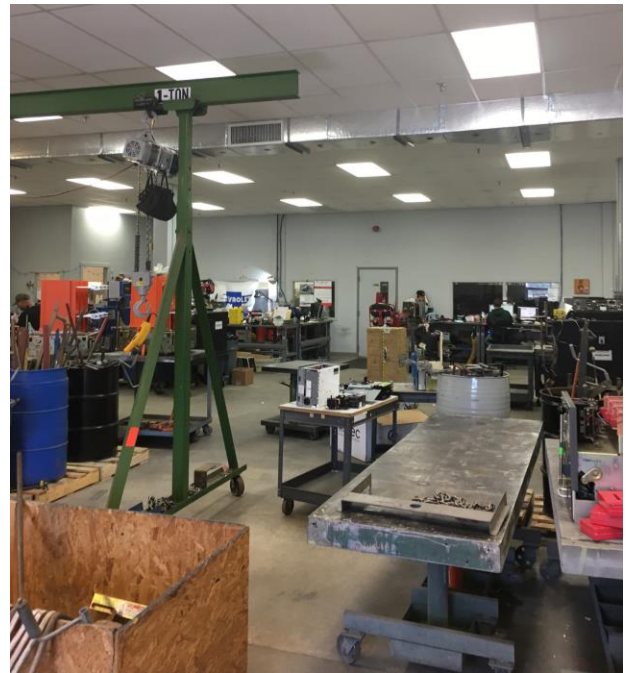
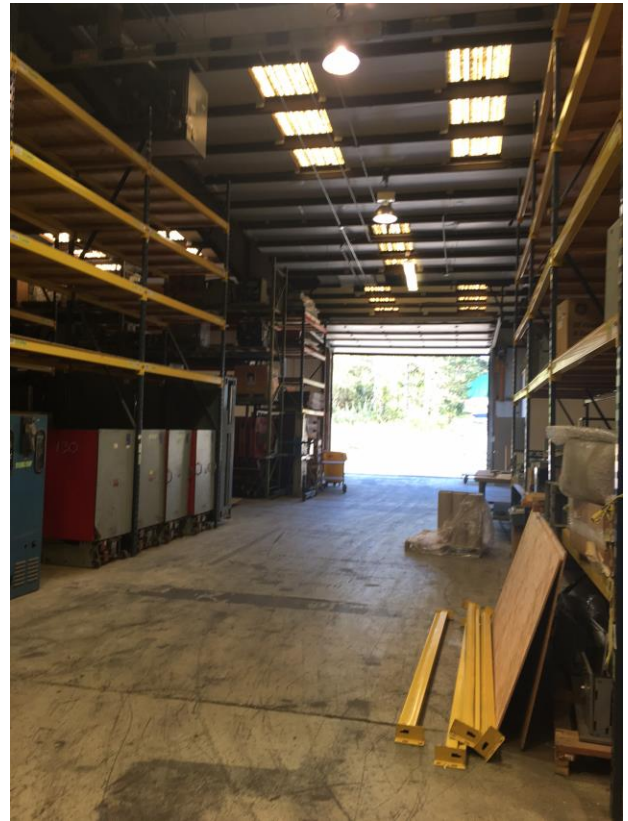
Phone: 203.226.7101

vidalwettenstein.com

VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

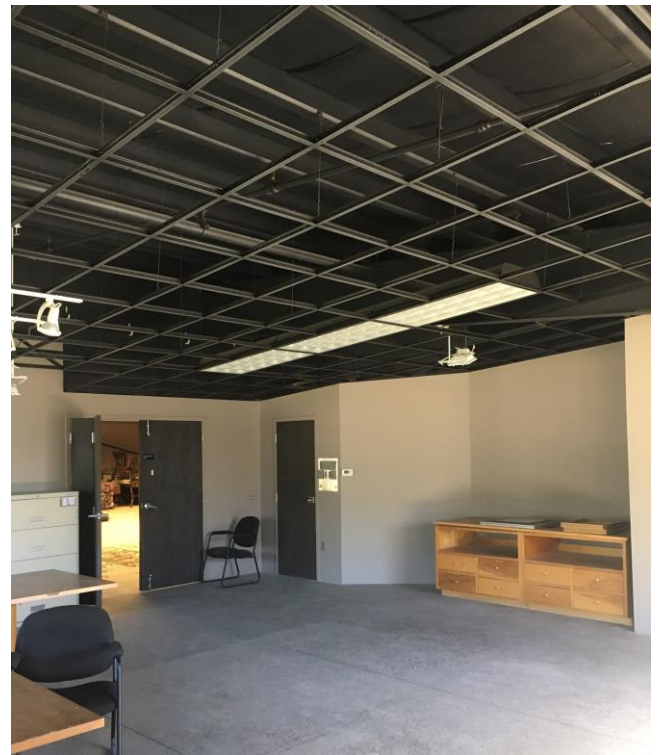
40 Oliver Terrace, Shelton, CT

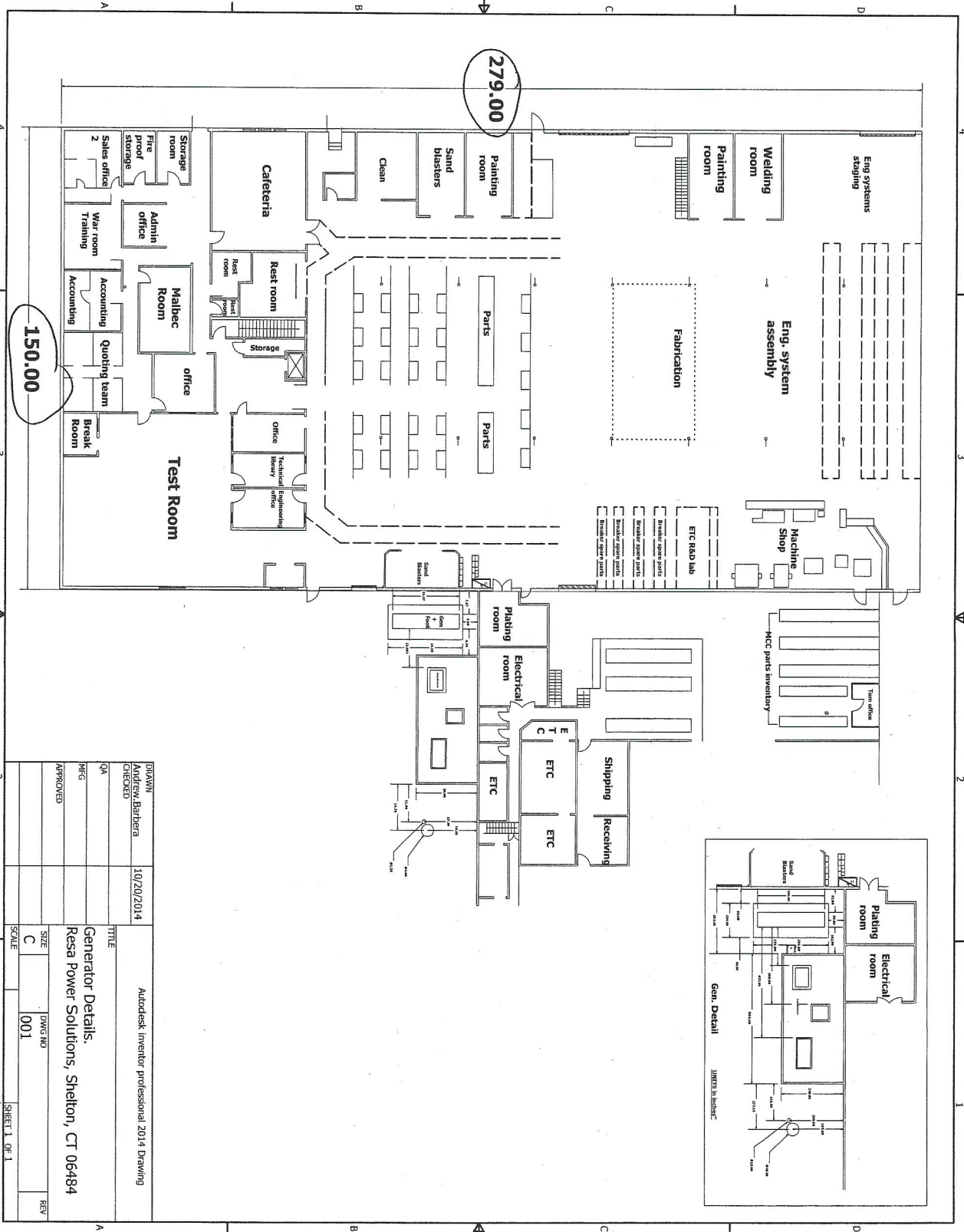


VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

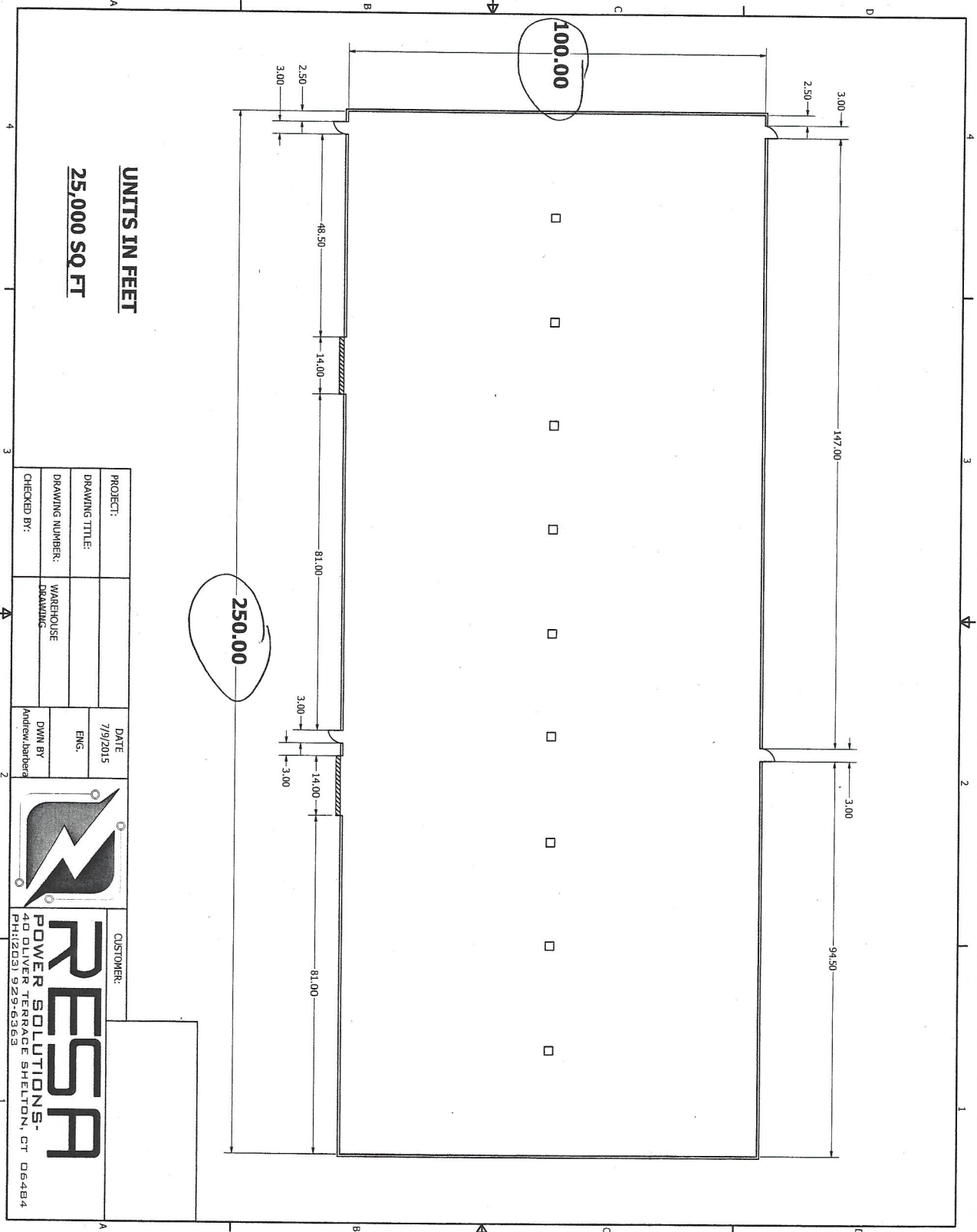
40 Oliver Terrace, Shelton, CT





PREPARED	Andrew Barbera	10/20/2014	TITLE	Autodesk Inventor professional 2014 Drawing
CHECKED			DATE	
QA			SIZE	C
APPROVED			DWG NO	001
			SCALE	
			REV	


Generator Details.
 Resa Power Solutions, Shelton, CT 06484



UNITS IN FEET
25,000 SQ FT

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

CUSTOMER:



RESPA
 POWER SOLUTIONS.
 100 OLIVER TERRACE, SHELTON, CT 06484
 PH: (203) 529-6563

