

AVAILABLE FOR LEASE

8 Forest Parkway, Shelton, CT



To arrange a tour contact:
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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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PROPERTY DETAILS

Building Area: 15,550± SF, including approximately 3,000 SF offices

Land Area: 2.75 acre

Zoning: LIP

Parking: 47± cars plus additional possible

Age: constructed in 1987±

Sprinklered: yes, wet system

Clear height: 12' to 13' clear

Loading: Two 8'x 10' docks with levelers and weather seals, and 8' walk in ramp

Electrical Service: 600 amps, 480 volts, 3 phase, 4 wire, bus duct in production area

HVAC: Heat is forced hot air, 100% air conditioned, new Carrier unit replaced 2003

Utilities: Water/ Sewer: City, Natural gas

Lease Price: \$12.75 NNN Taxes: \$1.05 PSF

- Occupancy September 1, 2025
- Single story block and steel
- Rubber membrane roof, replaced in 2004
- Concrete floor with epoxy finish
- Single row center column

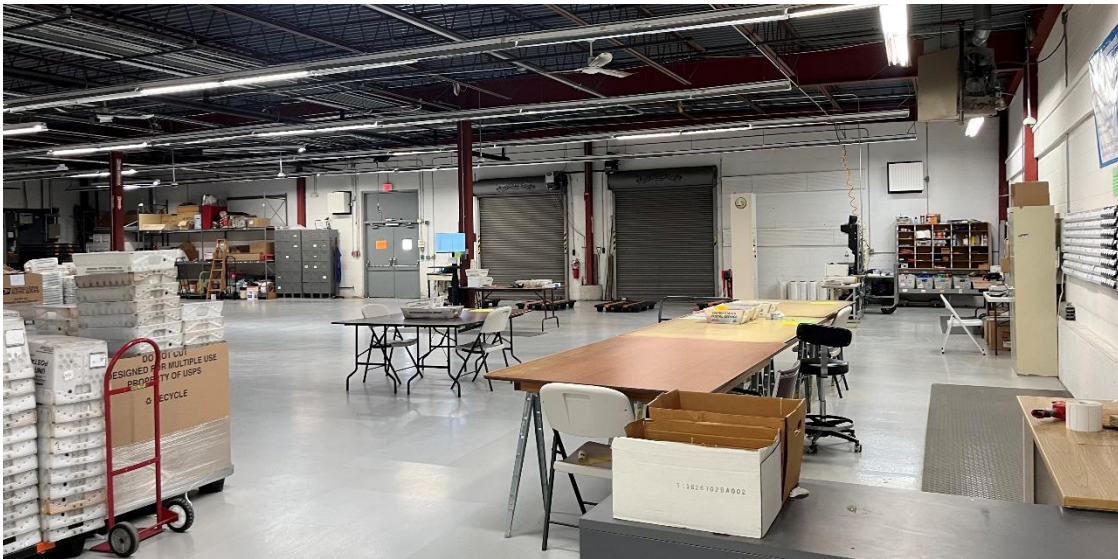
Down draft fans in production, in ground sprinkler system, full kitchen. President's office has a bathroom and shower, wall fan in production, new florescent low energy lighting fixtures in the shop, air compressor system, men's & woman's bathrooms in production area, new hot water heater for bathrooms installed 2005, slop sink, fire alarm to central station, Sonitrol security system.

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Electrical panels

Production area

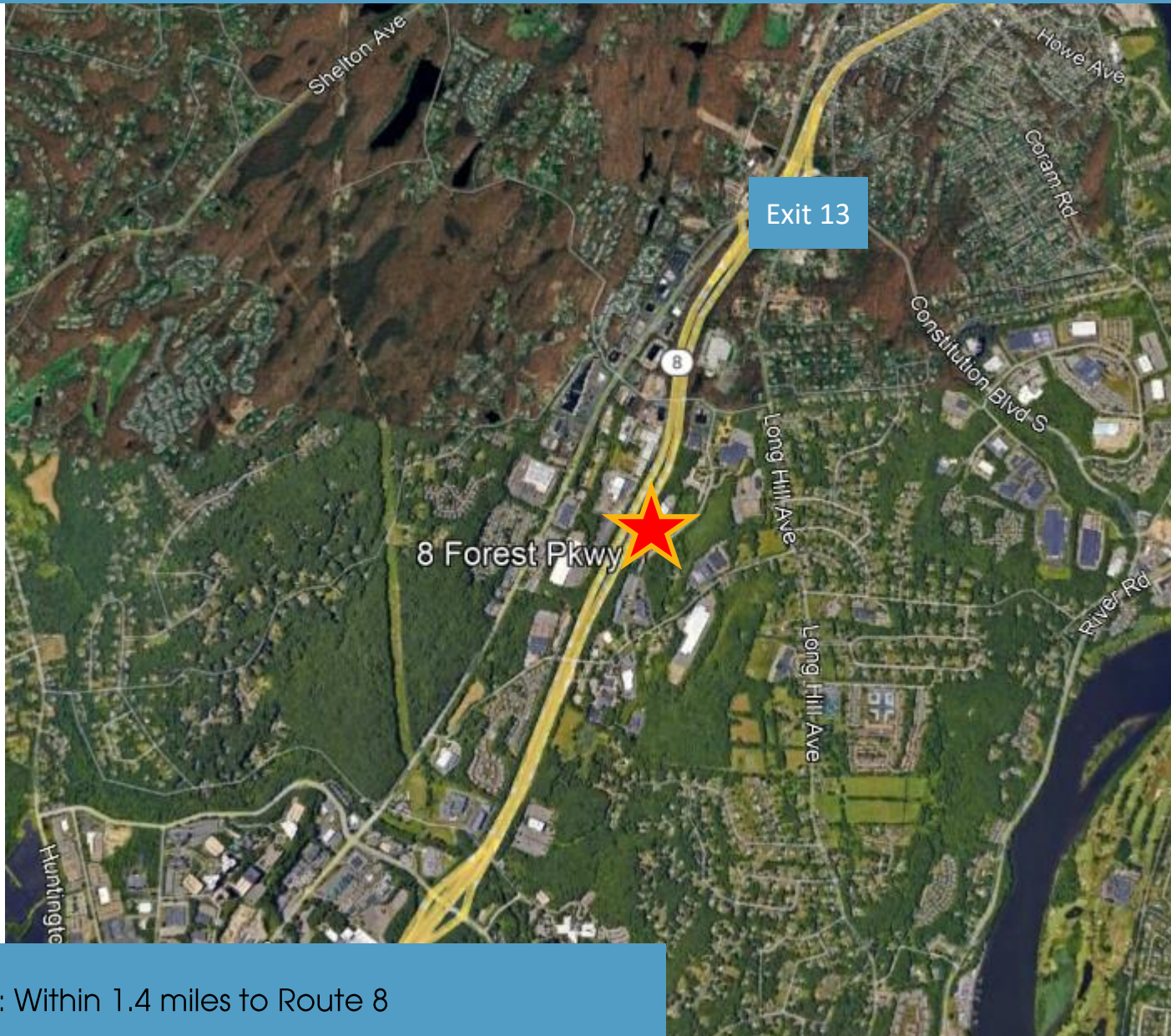


Loading docks

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Location: Within 1.4 miles to Route 8

