

AVAILABLE FOR LEASE OR LEASE-TO-OWN

8 Forest Parkway, Shelton, CT

15,550± SF Industrial/Flex Space | Move-In Ready | Flexible Terms



To arrange a tour contact:
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8 Forest Parkway, Shelton, CT

Why 8 Forest Parkway?

Skip the corporate red tape. This locally managed property offers responsive service, tailored lease terms, and a space that works as hard as you do. Whether you're a light manufacturer, fulfillment operator, or service business, this turnkey facility is a functional, flexible, and cost-effective solution. Unlike larger landlords, we offer responsive communication, flexible terms, and a tailored lease that works for your business.

Local Property Manager Support

Enjoy hands-on, concierge-style maintenance and management support—no 1-800 numbers or long wait times. This is a responsive, tenant-focused experience that stands apart from larger corporate landlords.

KEY HIGHLIGHTS

15,550± SF total | 12,550 SF production space + 3,000 SF office space – 5 Private offices

Single-story block & steel building on 2.75 acres

LIP zone, constructed in 1987±

Fully air-conditioned production area with epoxy floors

Kitchen/breakroom and full kitchen in production

Dual 8'x10' loading docks + 8' drive-up ramp

12–13' clear height, single row column design

High power capacity: 600 amps, 3-phase, 480 volts, 4 wire

Sprinklered (wet system) + full fire/security systems

Heat is forced air, natural gas, water/ sewer are City,

Rubber membrane roof (replaced 2007)

Well-lit and ventilated shop area with new energy-efficient fixtures

Parking: 60±cars plus additional possible

Price negotiable, Owner will offer an option to purchase

Taxes: \$16,348.84

8 Forest Parkway, Shelton, CT

KEY OFFICE & INTERIOR FEATURES

- Executive office suite with private bath and shower
- Five private offices - one office with window access to production floor
- Kitchen/breakroom and full kitchen in production
- Conference room
- Four bathrooms - executive bathrooms + production bathrooms
- Main lobby, hallways, and admin space in excellent condition

PRODUCTION FEATURES

- Down draft fans
- Wall fan
- Air compressor
- Slop sink
- Bus duct

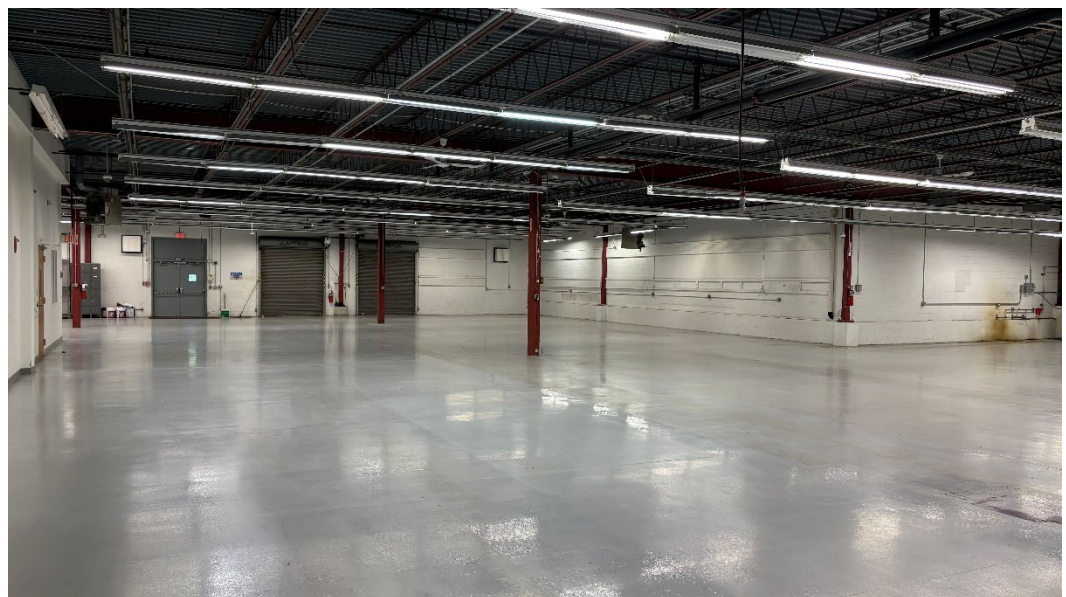
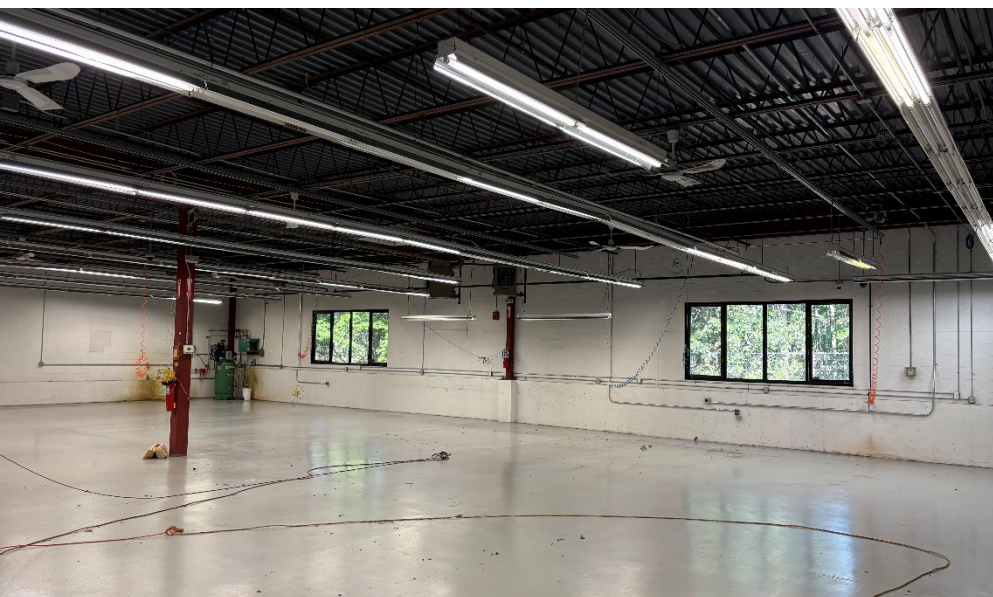
FLEXIBLE LEASING OPTIONS

- Occupancy September 2025
- Lease term flexibility
- Lease-to-own options available
- Early termination/sublet options
- Quick approvals & move-in
- Turnkey nature of the space
- Optional tenant perks: Wi-Fi, TI allowance, signage

PERFECT FOR:

- Light manufacturing
- Food production
- Fulfillment or e-commerce
- Trades or service businesses
- Startups looking for flexibility

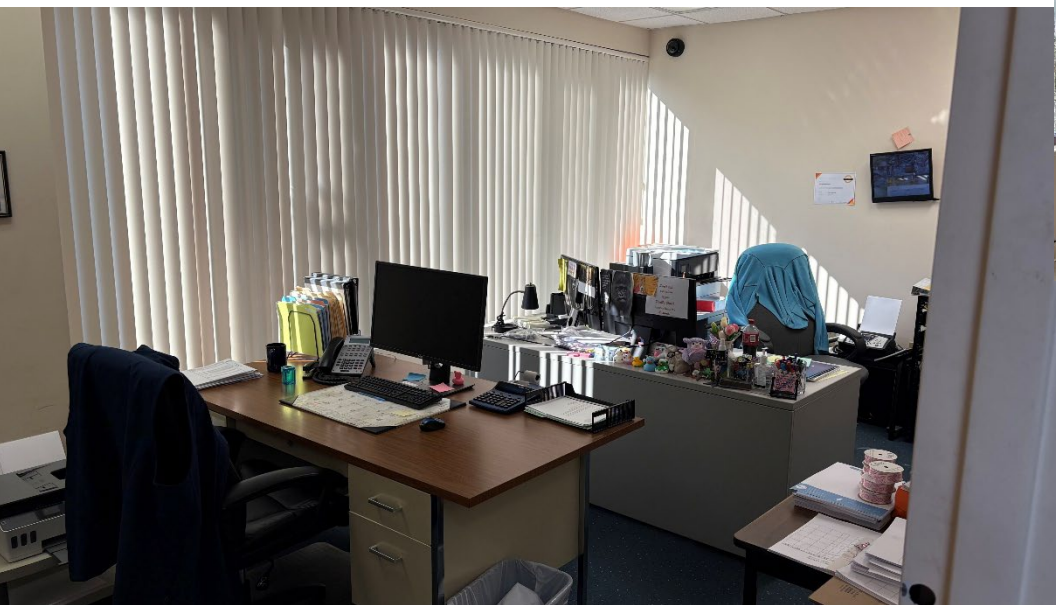
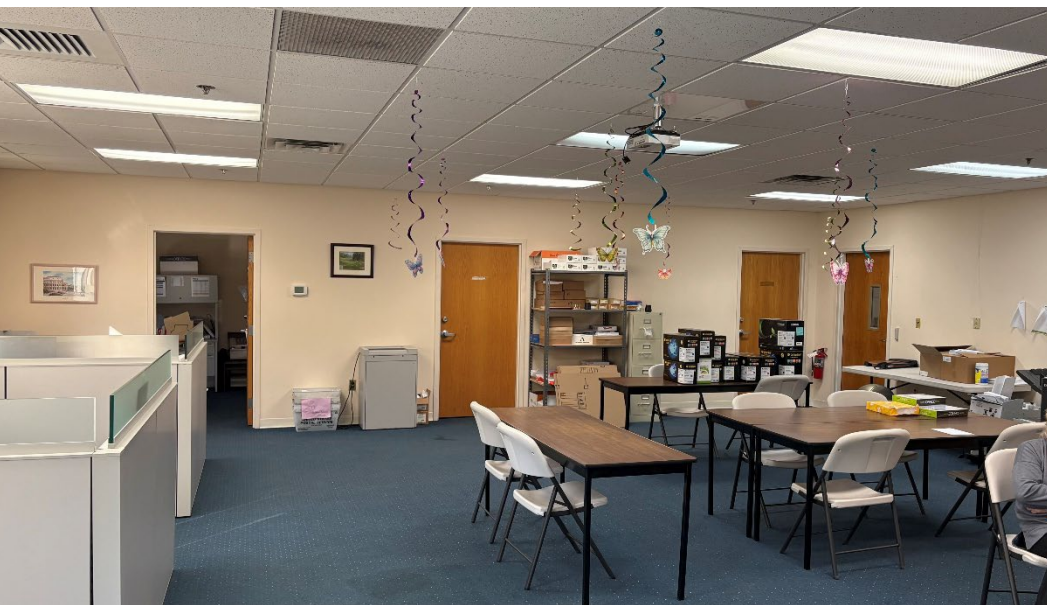
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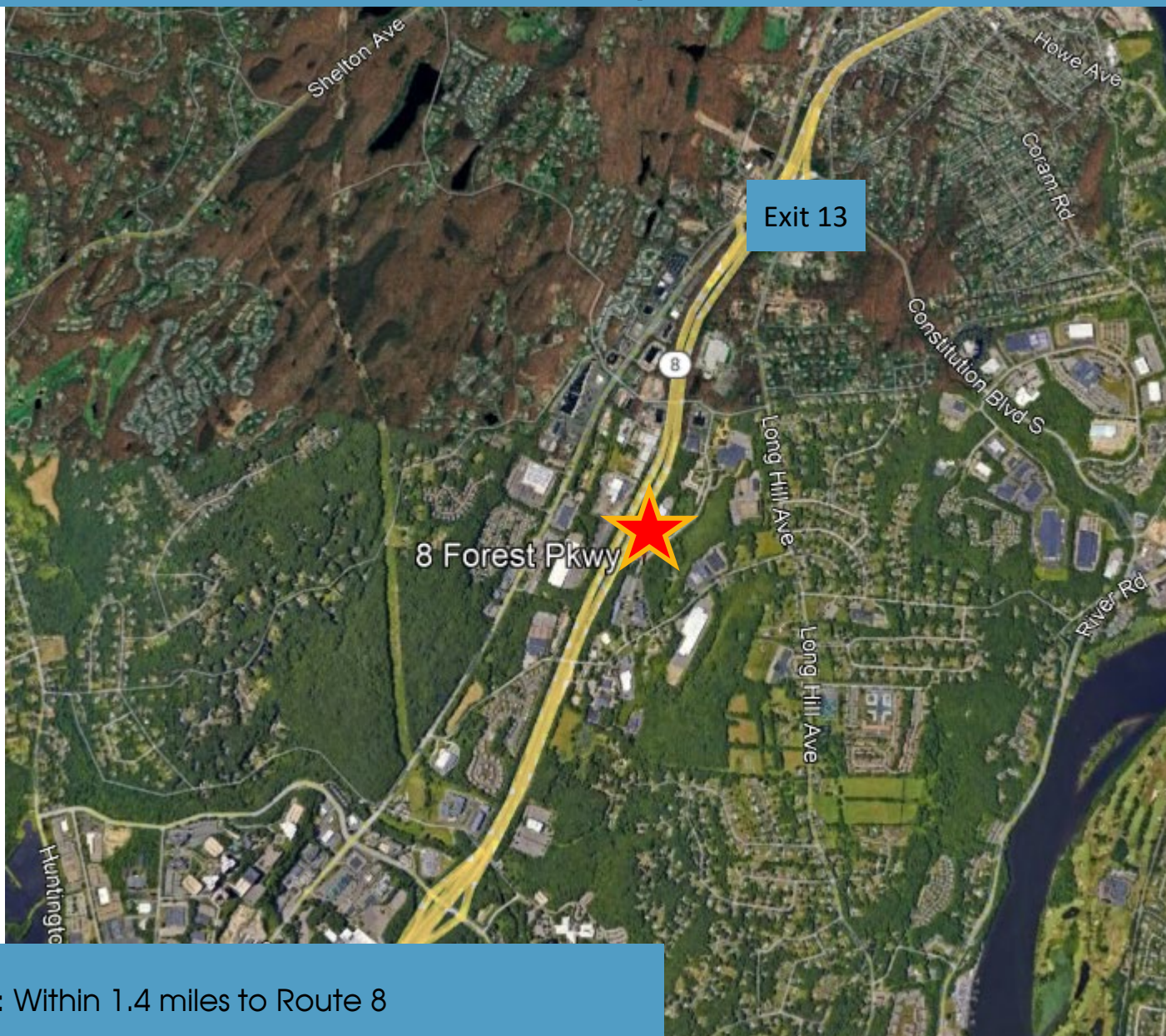
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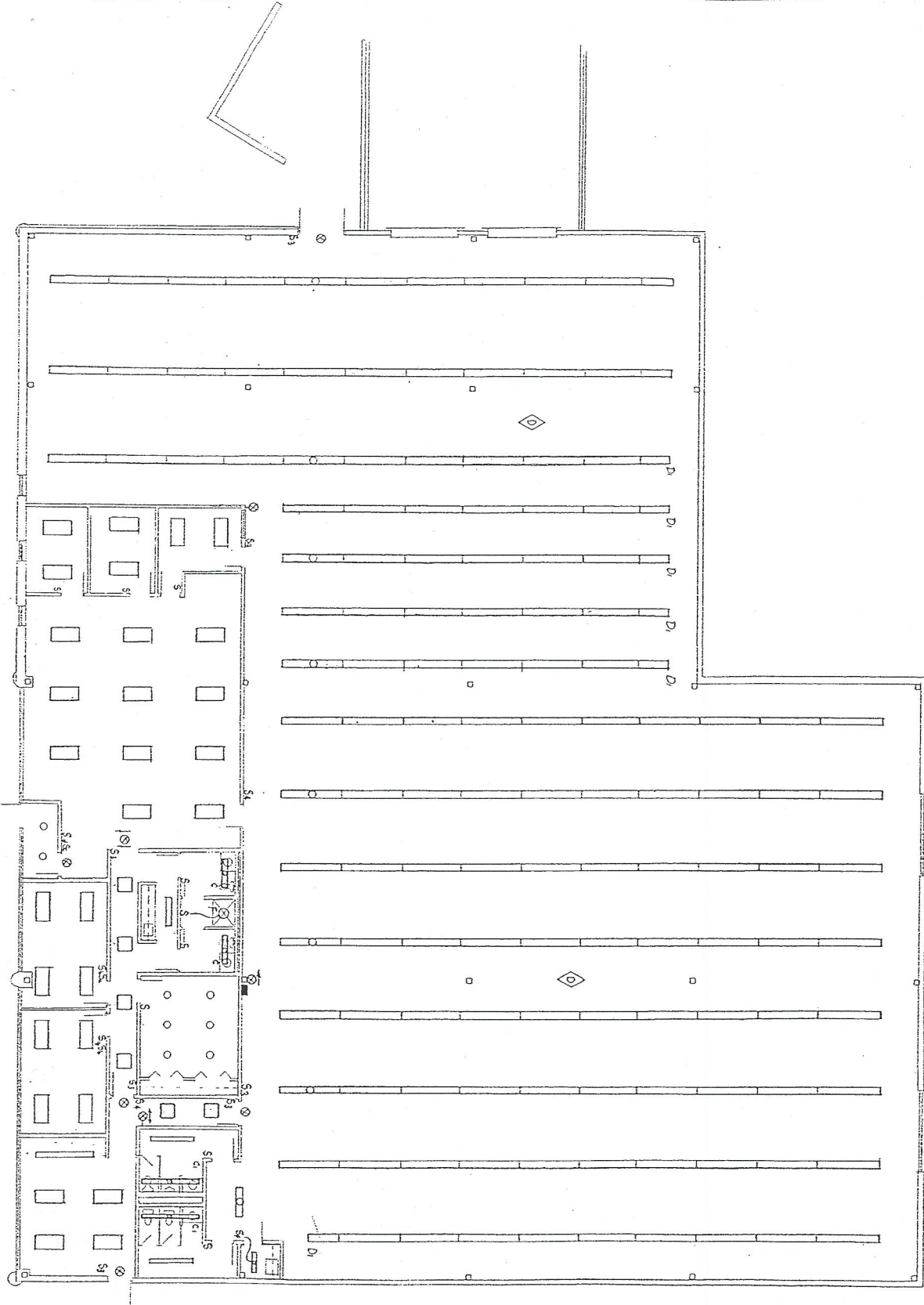
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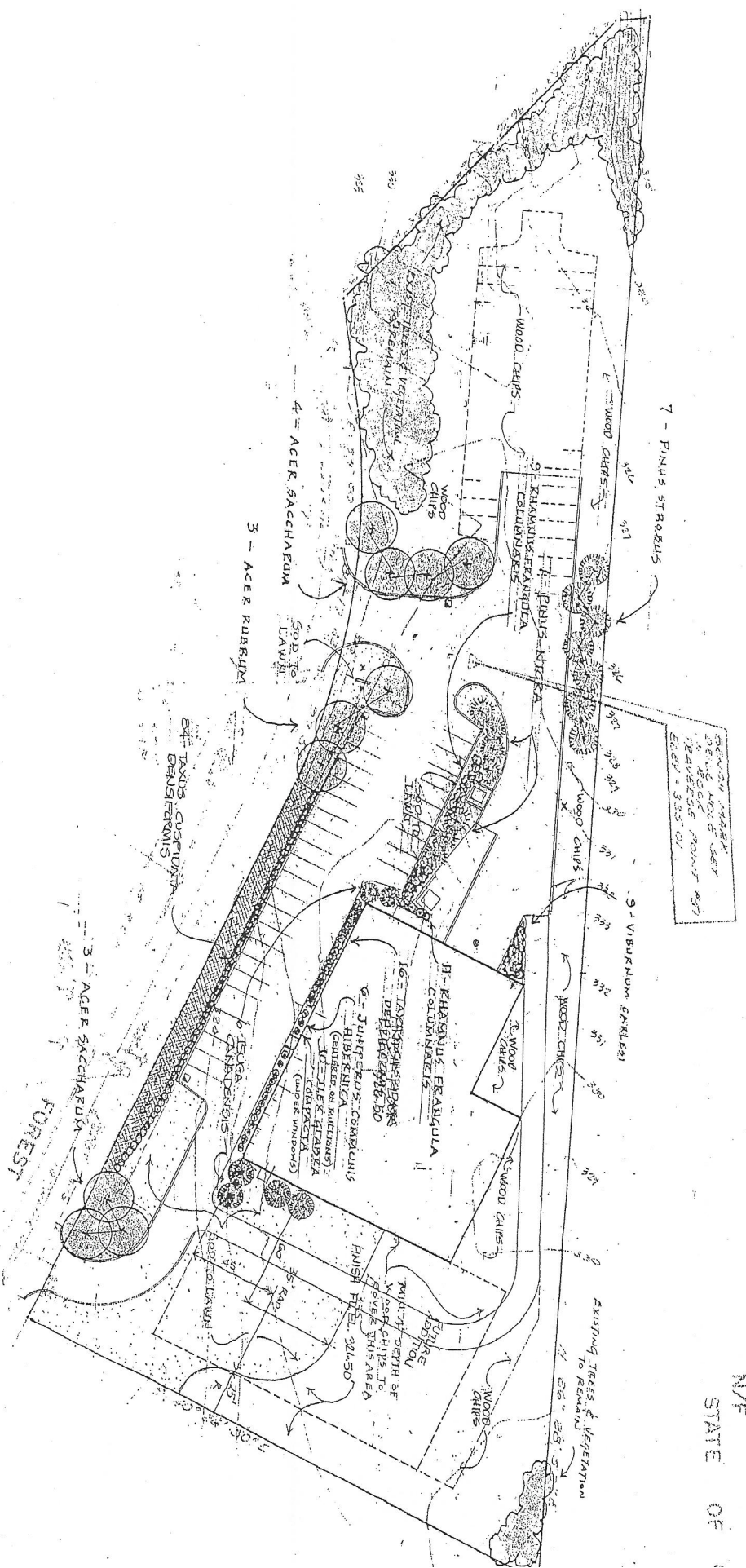


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Location: Within 1.4 miles to Route 8





Shelton, Connecticut

General

ACS, 2019–2023	Shelton	State
Current Population	41,402	3,598,348
Land Area <i>mi</i> ²	31	4,842
Population Density <i>people per mi</i> ²	1,352	743
Number of Households	15,741	1,420,170
Median Age	44	41
Median Household Income	\$114,739	\$93,760
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	4,013	99%
2 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	3,748	46%
3 Manufacturing <i>Transportation Equip Mfg</i>	3,345	27%
4 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	1,809	100%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	1,621	86%
Total Jobs, All Industries	21,432	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	393	507	529	574	513

Total Active Businesses 4,516

Key Employers

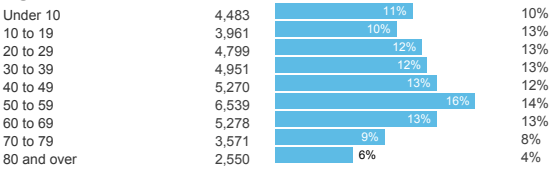
Data from Municipalities, 2025

- 1 Nasdaq
- 2 BIC Corp
- 3 Prudential Financial
- 4 Pitney Bowes Inc
- 5 Hubbell Inc

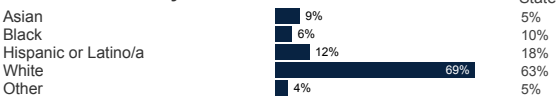
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

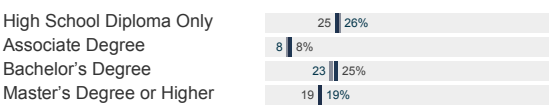


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



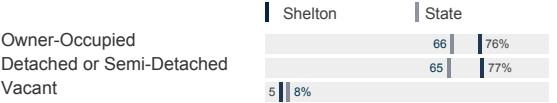
Educational Attainment



Housing

ACS, 2019–2023

	Shelton	State
Median Home Value	\$435,700	\$343,200
Median Rent	\$1,661	\$1,431
Housing Units	16,578	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Shelton School District	PK-12	4,518	121	90%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Shelton School District	55%	51%
Statewide	44%	49%

Shelton, Connecticut

Labor Force

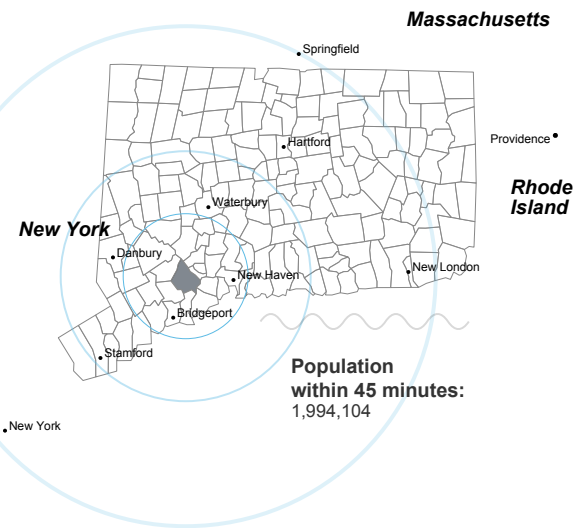
CT Department of Labor, 2024

	Shelton	State
Employed	21,380	1,842,285
Unemployed	789	67,181

Unemployment Rate	4%
Self-Employment Rate*	10% 11%

*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

Access

ACS, 2019–2023

	Shelton	State
Mean Commute Time *	28 min	26 min
No Access to a Car	5%	9%
No Internet Access	5%	7%

Commute Mode

Public Transport	1% 3%
Walking or Cycling	0% 3%
Driving	78% 84%
Working From Home *	14% 14%

Public Transit

CT <i>transit</i> Service	New Haven metro
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$133,164,691
Property Tax Revenue	\$109,858,954
per capita	\$2,622
per capita, as % of state avg.	80%
Intergovernmental Revenue	\$18,047,711
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$128,582,288
Educational	\$83,203,615
Other	\$45,378,673

Grand List

Equalized Net Grand List	\$8,905,003,964
per capita	\$212,545
per capita, as % of state avg.	119%
Commercial/Industrial Share of Net Grand List	19%
Actual Mill Rate	22.03
Equalized Mill Rate	11.67

Municipal Debt

Moody's Rating (2024)	A1
S&P Rating (2024)	-
Total Indebtedness	\$16,562,292
per capita	\$395
per capita, as % of state avg.	13%
as percent of expenditures	13%
Annual Debt Service	\$6,304,016
as % of expenditures	5%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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