

FLEX BUILDING FOR LEASE



The building is located in the prime Shelton market with easy & quick access to Route 8, Exit 11. There are numerous restaurants, shopping, health clubs & medical. Shelton, with one of the lowest tax rates in the State, is one of the fastest growing & best towns to work in. The building sits on 3.228 acres.

To arrange a tour please contact: Bruce Wettenstein, SIOR
203 226-7101, Ext 2, bruce@vidalwettenstein.com

917 Bridgeport Avenue
Shelton, Connecticut

**Approximately 18,000± sq. ft.
available and sub-dividable**

One story office, flex industrial, or medical.

Parking: 116 spaces

Utilities: All utilities, city water, sewer, and natural gas.

Heat: Natural gas fired system

\$14.00 NNN



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

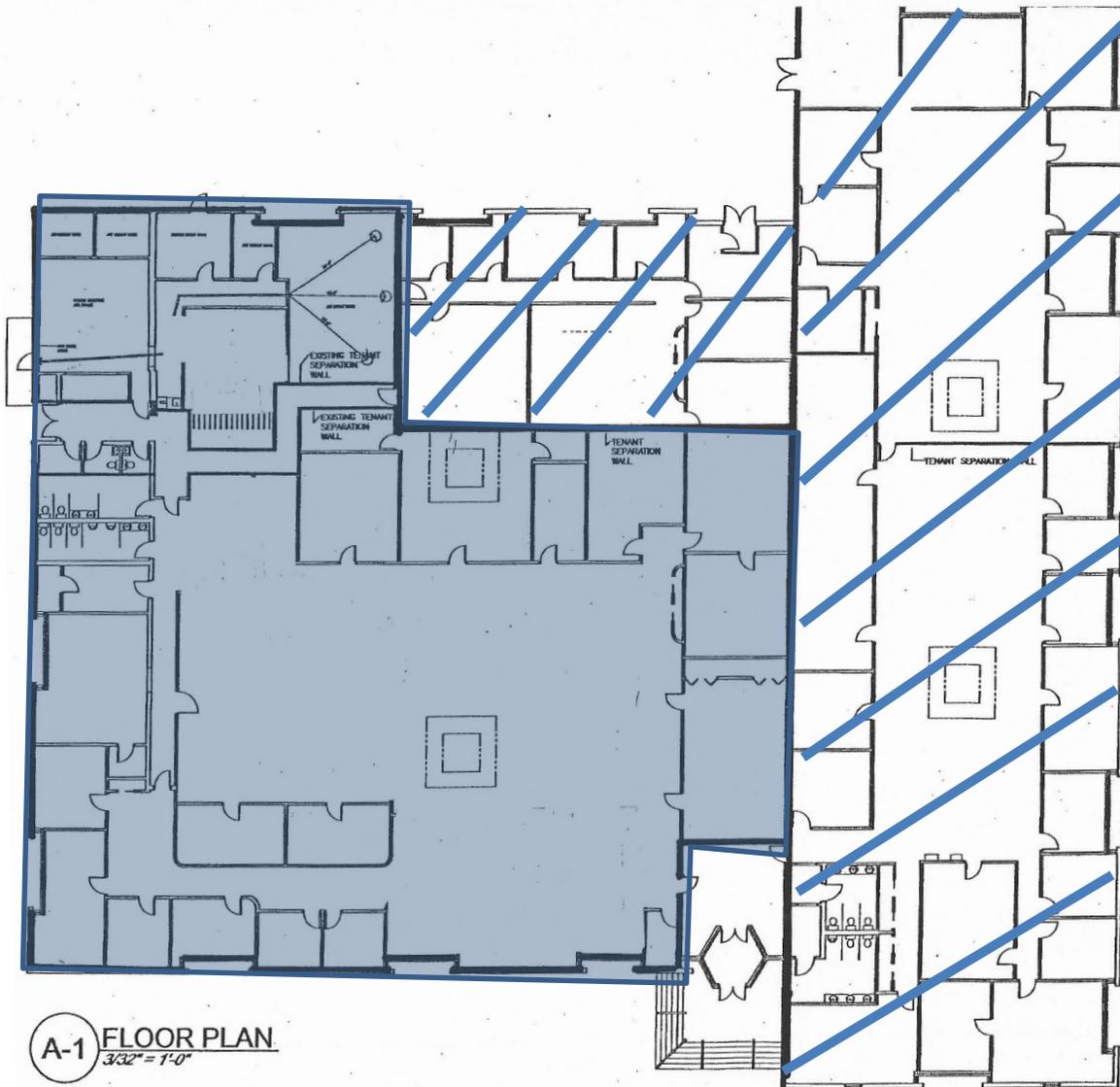
www.vidalwettenstein.com

917 Bridgeport Avenue, Shelton, CT

FLOOR PLAN

Available

➤ **18,000± SF**



A-1 FLOOR PLAN
3/32" = 1'-0"

TENANT SEPARATION WALL

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