

# FLEX BUILDING FOR LEASE & SALE



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.

Contact:  
Bruce Wettenstein, SIOR  
203 226-7101, ext.2  
bruce@vidalwettenstein.com



**917 Bridgeport Avenue  
Shelton, Connecticut**

**32,325 square feet**  
Portions available for lease

**Building:** One story flex/industrial/office space, partially leased to 3 tenants, and 20,000 sq. /ft. available for owner/occupancy.

**Parking:** 116 spaces

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

**Heat:** Natural gas fired system

**Price Reduced! : \$4,000,000., \$12.00 NNN**

**Layout:** Multiple spaces can be combined, individual entries, available space has private bath and separate entrance.

**Loading:** Presently there are double entry doors, however truck drive in can be installed.

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, Connecticut

## FLEX / MEDICAL / OFFICE FACILITY AVAILABLE FOR SALE

- SIZE:** 32,325 square foot, office and assembly space, presently used as medical, and other business.
- DESCRIPTION:** Single story block and steel building, originally built in 1964 and expanded in 1974. Completely renovated with a new exterior façade.
- ZONING:** OPD, (Office Park District), I-A2 with SDD (Special Design Development District Overlay).
- PARKING:** Presently, 116 spaces.
- CLEAR HEIGHT:** Office is standard 9'6", and assembly varies from 10' to 12'.
- SAFETY DETAILS:** Building is fully sprinklered with a wet system connected directly to ADT security zoned fire alarm system. Ample pull stations, fire and smoke detectors are throughout the facility, & all corridors have motion detectors.
- WATER:** City water, Aquarion Water Company
- SEWER:** City sanitary sewers and storm drains in parking area.
- GAS:** Natural gas, S C Gas Company
- TELEPHONE:** Lightpath telephone system. Dual T-1 lines in the building. Fiber Optics are in the street. Also, 10/100 MB/DEC Ethernet 256 data lines expandable to T-1
- HVAC:** Fully air conditioned with 10 gas driven Carrier roof units. 10 zones (7 for 20,200 sq/ft and 3 for 12,400 sq/ft) Separate thermostats throughout. 105 tons of A/C in total.
- FLOOR LOAD:** 6" reinforced concrete.
- ELECTRICAL:** Amps: 1,200      Volts: 120/208/240 Phase: 3      Wire: 4

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## FLEX / MEDICAL / OFFICE FACILITY AVAILABLE FOR SALE

- MAJOR ACCESS:** RT-8, 7/10<sup>th</sup> of a mile from exit 11 north and southbound, and southbound exit 11 is directly in front of the property.
- ROOF:** 2 ½" built up asphalt and gravel roof, Perlite and Polyisocyanurate type material. R12 rated, steel decking.
- TAXES:** \$47,974 or \$1.48 per sq/ft.
- OCCUPANCY:** Approximately 20,000 sq/ft is available, timeframe tbd.
- PRICE:** \$4,000,000., \$12.00 NNN
- COMMENTS:** Situated on the Route 8 connector and corridor, the building is in the lower and more accessible area of Shelton. The tax base in the Town has remained one of the State's most stable, with the Town's reputation as one of the most desirable areas to live and work.

For a tour or additional information please contact:  
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203-226-7101 #2 or [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)

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# FLEX BUILDING FOR LEASE & SALE

**917 Bridgeport Avenue  
Shelton, Connecticut**



Route 8 exit 11  
Off ramp on to Bridgeport Avenue

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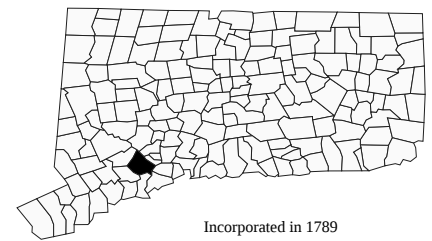
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# Shelton, Connecticut

CERC Town Profile 2017 *Produced by The CT Data Collaborative*

**City Hall**  
54 Hill Street  
Shelton, CT 06484  
(203) 924-1555

*Belongs To*  
Fairfield County  
LMA Bridgeport - Stamford  
Naugatuck Valley Planning Area



Incorporated in 1789

## Demographics

### Population

	Town	County	State
2000	38,101	882,567	3,405,565
2010	39,559	916,829	3,574,097
2011-2015	40,783	939,983	3,593,222
2020	38,374	944,692	3,604,591
'15 - '20 Growth / Yr	-1.3%	0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	31	625	4,842
Pop./Sq. Mile (2011-2015)	1,331	1,504	742
Median Age (2011-2015)	46	40	40
Households (2011-2015)	15,392	334,320	1,352,583
Med. HH Inc. (2011-2015)	\$86,870	\$84,233	\$70,331

### Race/Ethnicity (2011-2015)

	Town	County	State
White Alone, Non-Hispanic	36,339	602,311	2,487,119
Black Alone, Non-Hispanic	364	105,683	370,501
Asian	1,568	47,398	150,670
Native American	10	2,234	8,908
Other/Multi-Race	803	89,549	283,800
Hispanic (Any Race)	2,199	171,720	526,508

	Town	County	State
Poverty Rate (2011-2015)	5.1%	9.0%	10.5%

### Educational Attainment (2011-2015)

	Town	County	State
High School Graduate	8,372	28%	673,973
Associates Degree	2,321	8%	183,289
Bachelors or Higher	11,618	39%	925,607

### Age Distribution (2011-2015)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	1,628 4%	4,496 11%	5,145 13%	8,464 21%	13,240 32%	7,810 19%	40,783 100%
County	54,513 6%	128,603 14%	121,995 13%	233,955 25%	268,138 29%	132,779 14%	939,983 100%
State	191,445 5%	446,058 12%	492,864 14%	885,518 25%	1,035,059 29%	542,278 15%	3,593,222 100%

## Economics

### Business Profile (2015)

Sector	Units	Employment
Total - All Industries	1,330	22,968
23 - Construction	100	399
31-33 - Manufacturing	69	4,263
44-45 - Retail Trade	84	1,650
54 - Professional, Scientific, and Technical Services	183	1,717
56 - Administrative and Waste Services	101	3,153
62 - Health Care and Social Assistance	119	2,770
Total Government	20	1,213

### Top Five Grand List (2016)

	Amount
Scinto Robert	\$215,370,190
United Illuminating Company	\$76,729,000
Avalonbay Communities	\$44,010,090
Aquarion Water Co	\$29,143,780
Pitney Bowes Inc.	\$31,044,990
Net Grand List (SFY 2014-2015)	\$4,514,471,490

### Major Employers (2014)

Brennan Realty Llc	BIC Corp
Prudential Financial	Pitney Bowes Inc
Super Stop & Shop	

## Education

### 2016-2017 School Year

	Grades	Enrollment
Shelton School District	PK-12	4,815

### Smarter Balanced Test Percent Above Goal (2015-2016)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	67.7%	52.8%	65.2%	47.9%	58.5%	40.3%
ELA	71.7%	53.9%	71.8%	55.5%	69.6%	55.5%

### Pre-K Enrollment (PSIS)

	2016-2017
Shelton School District	66

### Rate of Chronic Absenteeism (2015-2016)

	All
Connecticut	9.6%
Shelton School District	13.4%

### 4-Year Cohort Graduation Rate (2014-2015)

	All	Female	Male
Connecticut	87.2%	90.1%	84.4%
Shelton School District	94.1%	95.7%	92.3%

# Shelton, Connecticut

CERC Town Profile 2017



Connecticut  
Economic  
Resource Center

## Government

Government Form: Mayor - Council

Total Revenue (2015)	\$121,073,698	Total Expenditures (2015)	\$121,963,611	Annual Debt Service (2015)	\$12,568,421
Tax Revenue	\$101,284,259	Education	\$75,053,250	As % of Expenditures	10.3%
Non-tax Revenue	\$19,789,439	Other	\$46,910,361	Eq. Net Grand List (2015)	\$6,665,777,222
Intergovernmental	\$15,753,536	Total Indebtedness (2015)	\$51,672,666	Per Capita	\$161,415
Per Capita Tax (2015)	\$2,447	As % of Expenditures	42.4%	As % of State Average	108.9%
As % of State Average	87.7%	Per Capita	\$1,251	Moody's Bond Rating (2015)	Aa2
		As % of State Average	51.5%	Actual Mill Rate (2015)	22.31
				Equalized Mill Rate (2015)	15.16
				% of Net Grand List Com/Ind (2015)	18.1%

## Housing/Real Estate

Housing Stock (2011-2015)

	Town	County	State
Total Units	16,471	363,556	1,491,786
% Single Unit (2011-2015)	66.1%	58.0%	59.2%
New Permits Auth (2015)	191	2,598	6,077
As % Existing Units	1.2%	0.7%	0.4%
Demolitions (2015)	3	602	1,230
Home Sales (2013)	360	7,243	26,310
Median Price	\$343,200	\$416,000	\$270,500
Built Pre-1950 share	15.5%	29.0%	29.3%
Owner Occupied Dwellings	12,392	228,381	906,227
As % Total Dwellings	80.5%	68.3%	67.0%
Subsidized Housing (2015)	571	33,890	172,556

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	27	439	3,417
\$100,000-\$199,999	48	890	7,522
\$200,000-\$299,999	119	1,117	6,031
\$300,000-\$399,999	78	980	3,380
\$400,000 or More	88	3,817	5,960

## Labor Force

Place of Residence (2015)

	Town	County	State
Labor Force	22,117	480,603	1,890,506
Employed	20,911	454,843	1,782,269
Unemployed	1,206	25,760	108,237
Unemployment Rate	5.5%	5.4%	5.7%

Connecticut Commuters (2014)

Commuters Into Town From:	Town Residents Commuting To:		
Shelton, CT	3,214	Shelton, CT	3,214
Bridgeport, CT	2,249	Bridgeport, CT	2,219
Stratford, CT	1,404	Stratford, CT	1,674
Milford, CT	1,154	Fairfield, CT	1,054
Ansonia, CT	856	Milford, CT	964
Trumbull, CT	800	New Haven, CT	929
Seymour, CT	743	Stamford, CT	869

Place of Work (2015)

	Town	County	State
Units	1,330	34,717	116,246
Total Employment	22,968	422,675	1,662,822
2012-'15 AAGR	167.2%	134.2%	100.0%
Mfg Employment	4,263	33,938	79,612

## Other Information

Crime Rate (2014)

	Town	State
Per 100,000 residents	1,030	2,167

Distance to Major Cities

	Miles
Hartford	40
New York City	60
Providence	96
Boston	131
Montreal	295

Residential Utilities

Electric Provider  
The United Illuminating Co.  
(800) 257-0141

Gas Provider

Eversource Energy  
(800) 989-0900

Water Provider

Aquarion Water Company  
(800) 732-9678

Cable Provider

Comcast Seymour  
(800) 266-2278

Library (2016)

	Town
Circulation per Capita	4.91
Internet Use per Visit	0.12

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	58

Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	1,067