

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., \$14.00 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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- MAJOR ACCESS:** RT-8, 7/10th 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. as of 2018
- OCCUPANCY:** Approximately 20,000 sq/ft is available, timeframe tbd.
- PRICE:** \$4,000,000., \$14.00 NNN
- TAX & CAM:** \$4.75 as of 2018
- 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:
Bruce Wettenstein, SIOR
203-226-7101 #2 or bruce@vidalwettenstein.com**

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TO BRIDGEPORT AVE

TO WHOM IT MAY CONCERN

The indicated Drawing is a Schematic Representation of the Existing Floor Layout Plan of the Building Located at 917 Bridgeport Avenue in Shelton, CT.

This Drawing is Not Intended for Construction and is Only To Be Used as a Reference to Develop Proposed Tenant Layouts.

Be Advised That There are Several Existing Wall Thicknesses and as a Result of This Drawing Standardizes the Majority of Walls as Four Inch (4") Walls and Does Not Represent the Actual Configuration of Existing Walls.

Actual Final Tenant Layouts Should be Field Measured by Tenants Contractor of Choice to Determine Final Rentable and Non-Rentable Square Footage.

There are Three (3) Areas That have Been Identified by Various Graphic Hatching for Potential Rentable Spaces.

All questions Concerning These Areas and Other Square Footage Requirements Shall be Addressed to RDR Management.

EXISTING LAYOUT PLAN
Scale: $\frac{3}{32}'' = 1'-0''$



REV NO	DATE	REVISION

ISSUED
12.08.15 ISSUED TO CLIENT FOR LAYOUT INTENT ONLY

CLIENT
Dr. Robert D. Russo
917 Bridgeport Ave.
Shelton, CT 06484

CLIENT
RDR Management
917 Bridgeport Ave.
Shelton, CT 06484

SHEET TITLE
Existing Layout Floor Plan

SCALE 3/32" = 1'-0" **DATE** 12/8/15

CHECKED BY JR **12/08/15**

DRAWN BY JR

PROJECT # RUS001
CAD # EX-1.0
EX-1.0
SHEET NO

STAMP

FLEX BUILDING FOR LEASE & SALE

**917 Bridgeport Avenue
Shelton, Connecticut**



Route 8 exit 11
Off ramp on to Bridgeport Avenue

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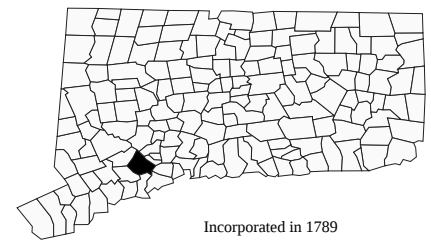
www.vidalwettenstein.com

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
Bridgeport, CT	2,249
Stratford, CT	1,404
Milford, CT	1,154
Ansonia, CT	856
Trumbull, CT	800
Seymour, CT	743
Shelton, CT	3,214
Bridgeport, CT	2,219
Stratford, CT	1,674
Fairfield, CT	1,054
Milford, CT	964
New Haven, CT	929
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

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

Hartford

40

New York City

60

Providence

96

Boston

131

Montreal

295

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	58

Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	1,067