

# VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

## FLEX BUILDING FOR LEASE & SALE



### Comments:

The building is located in the prime office market of Shelton Connecticut with easy & quick access to Route 8 Exit 11, numerous restaurants and shopping & medical.

### 917 Bridgeport Avenue, Shelton, Connecticut

32,325 square feet, portions available for lease

**Building:** Office and assembly space formerly used by Image Graphics. Completely renovated with a new exterior facade.

**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 loading can be installed.

**For additional information please contact Bruce Wettstein, SIOR  
(203) 226-7101 (ext.2) or email [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)**

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



Individual Members  
Society of Industrial and Office Realtors

719 Post Road East, Westport, CT 06880  
**Phone: (203) 226-7101 Ext 2**  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

## FLEX / MEDICAL / OFFICE FACILITY AVAILABLE FOR SALE

- ADDRESS:** 917 Bridgeport Avenue, Shelton, Connecticut
- 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

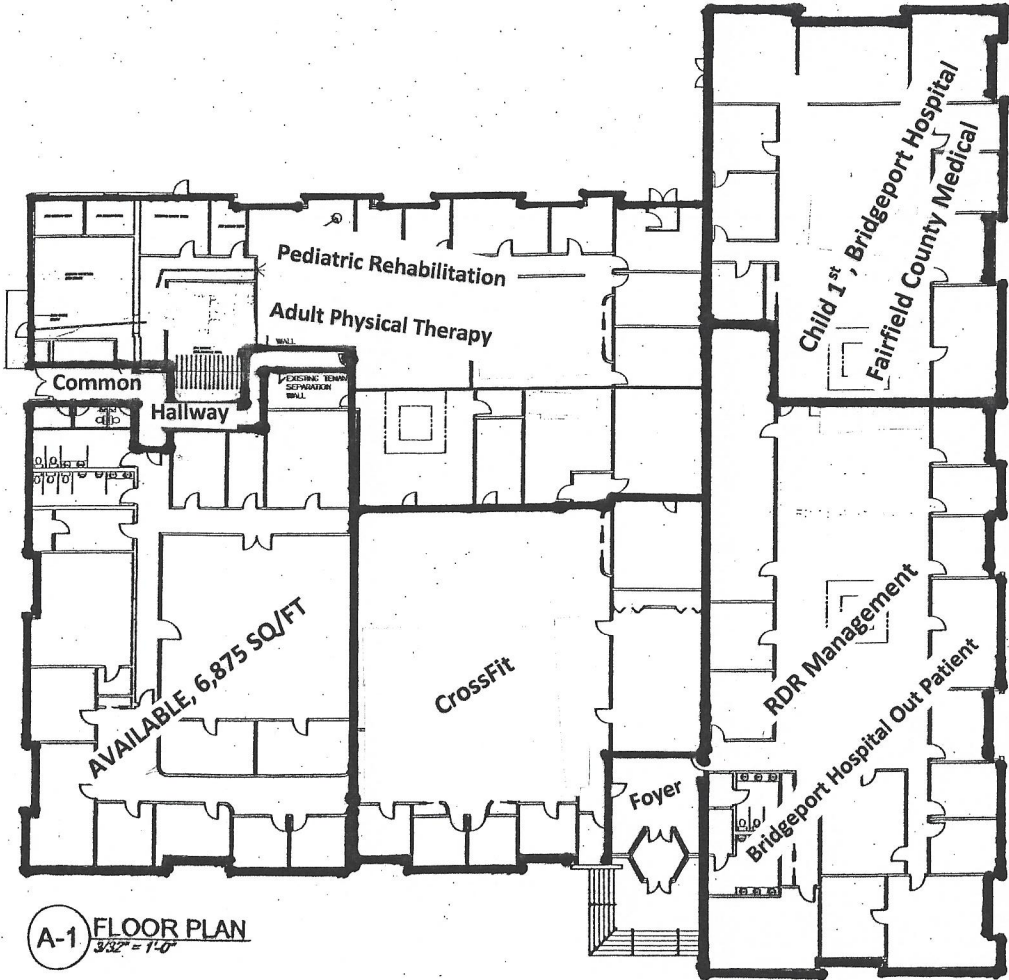


## FLEX / MEDICAL / OFFICE FACILITY AVAILABLE FOR SALE

- ADDRESS:** 917 Bridgeport Avenue, Shelton, Connecticut
- 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
- 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 at 203-226-7101 #2 or [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)



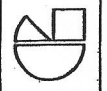


**A-1 FLOOR PLAN**  
 3/32" = 1'-0"  
 ■ TENANT SEPARATION WALL

|    |
|----|
| 1  |
| 2  |
| 3  |
| 4  |
| 5  |
| 6  |
| 7  |
| 8  |
| 9  |
| 10 |

REVISIONS

**GUEDES - KHAN INC.**  
 Designers, Architects & Project Managers  
 1425 Noble Avenue, Bol., CT. 06810  
 Tel. 203-587-5180 Fax. 203-587-4661



|                                |                              |
|--------------------------------|------------------------------|
| DATE: 04-10-08                 | SCALE: AS NOTED              |
| DRAWN: JMM                     | CHECKED: JMM                 |
| PROJECT: BRIDGEPORT AVENUE LLC | SHEET: BRIDGEPORT AVENUE LLC |



**PRIMROSE COMPANIES**

**A-1**



# VIDAL/WETTENSTEIN, LLC

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←  
Route 8, Exit 11  
Off ramp onto  
Bridgeport Ave.

917 Bridgeport Avenue

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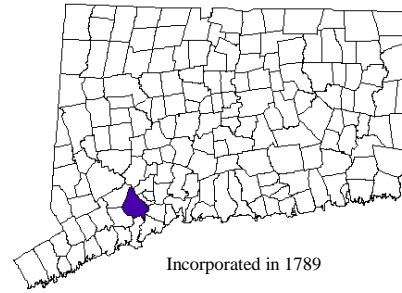
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# Shelton, Connecticut

## CERC Town Profile 2014

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

*Belongs to*  
Fairfield County  
LMA Bridgeport - Stamford  
Valley Economic Dev. Region  
Valley Planning Area



Incorporated in 1789

### Demographics

| Population (2012)       | Town       | County      | State        | Race/Ethnicity (2012)         | Town         | County      | State        |
|-------------------------|------------|-------------|--------------|-------------------------------|--------------|-------------|--------------|
| 2000                    | 38,101     | 882,567     | 3,405,565    | White                         | 36,647       | 699,870     | 2,802,217    |
| 2010                    | 39,061     | 905,342     | 3,545,837    | Black                         | 813          | 99,871      | 355,660      |
| 2012                    | 39,641     | 918,892     | 3,572,213    | Asian Pacific                 | 1,146        | 43,203      | 139,827      |
| 2020                    | 40,091     | 940,616     | 3,690,997    | Native American               | 28           | 1,439       | 8,531        |
| '12-'20 Growth / Yr     | 0.1%       | 0.3%        | 0.4%         | Other/Multi-Race              | 1,007        | 74,509      | 265,978      |
|                         |            |             |              | Hispanic (any race)           | 2,529        | 155,557     | 480,185      |
| Land Area (sq. miles)   | 31         | 626         | 4,845        | Poverty Rate (2012)           | 4.4%         | 8.8%        | 10.0%        |
| Pop./ Sq. Mile (2012)   | 1,297      | 1,468       | 737          | Educational Attainment (2012) |              |             |              |
| Median Age (2012)       | 45         | 40          | 40           | Persons Age 25 or Older       | <b>Town</b>  | <b>%</b>    | <b>State</b> |
| Households (2012)       | 15,019     | 332,968     | 1,360,184    | High School Graduate          | 8,709        | 30%         | 677,253 28%  |
| Med HH Inc. (2012)      | \$83,755   | \$82,614    | \$69,519     | Associates Degree             | 2,368        | 8%          | 177,531 7%   |
|                         |            |             |              | Bachelors or Higher           | 10,347       | 36%         | 879,089 36%  |
| Age Distribution (2012) |            |             |              |                               |              |             |              |
|                         | <b>0-4</b> | <b>5-17</b> | <b>18-24</b> | <b>25-49</b>                  | <b>50-64</b> | <b>65+</b>  | <b>Total</b> |
| Male                    | 885 2%     | 3,027 8%    | 1,269 3%     | 6,309 16%                     | 4,339 11%    | 3,023 8%    | 18,852       |
| Female                  | 772 2%     | 3,306 8%    | 1,480 4%     | 6,451 16%                     | 4,692 12%    | 4,088 10%   | 20,789       |
| County Total            | 56,435 6%  | 169,978 18% | 73,098 8%    | 314,538 34%                   | 179,794 20%  | 125,049 14% | 918,892      |
| State Total             | 200,031 6% | 612,181 17% | 328,661 9%   | 1,194,793 33%                 | 726,725 20%  | 509,822 14% | 3,572,213    |

### Economics

| Business Profile (2013)                 | Units | Employment | Top Five Grand List (2013)           | Amount            | % of Net |
|---|-------|------------|--------------------------------------|-------------------|----------|
| <b>Sector</b>                           |       |            | Robert Scinto                        | \$226,640,670     | 5.0%     |
| Total - All Industries                  | 1,306 | 22,050     | Pitney Bowes Inc                     | \$45,525,790      | 1.0%     |
| 23 Construction                         | 106   | 462        | United Illuminating                  | \$44,170,600      | 1.0%     |
| 31 Manufacturing                        | 73    | 4,286      | Aquarion Water Co                    | \$37,075,300      | 0.8%     |
| 44 Retail Trade                         | 95    | 1,827      | Health New of California Real Estate | \$33,395,800      | 0.7%     |
| 54 Prof, Scientific, and Technical Svcs | 189   | 1,716      | Net Grand List (2013)                | \$4,514,471,490   |          |
| 56 Admin, Waste Mgmt, Remediation       | 94    | 2,526      | Major Employers (2014)               |                   |          |
| 62 Health Care and Social Assistance    | 110   | 2,677      | Brennan Realty Llc                   | Pitney Bowes Inc  |          |
| Total Government                        | 20    | 1,222      | BIC Corp                             | Super Stop & Shop |          |
|   |       |            | Prudential Financial                 |                   |          |

### Education

| 2010-2011 School Year   | Town                  | State   | Connecticut Mastery Test Percent Above Goal |             |         |         |         |         |         |  |
|---|-----------------------|---------|---|-------------|---------|---------|---------|---------|---------|--|
|   |                       |         | Grade 4                                     |             | Grade 6 |         | Grade 8 |         |         |  |
|   |                       |         | Town  | State       | Town    | State   | Town    | State   |         |  |
| Total Town School Enrollment  | 5,548                 | 548,313 |   |             |         |         |         |         |         |  |
| Most public school students in Shelton attend Shelton School District, which has 5,286 students.  |                       |         | Reading                                     | 74 63       | 89 76   | 84 75   |         |         |         |  |
|   |                       |         | Math  | 72 67       | 86 72   | 80 67   |         |         |         |  |
|   |                       |         | Writing                                     | 77 67       | 79 65   | NA 65   |         |         |         |  |
|   |                       |         | Average SAT Score                           |             |         |         |         |         |         |  |
|   |                       |         | Average Class Size                          |             |         | Town    |         |         | State   |  |
| For more education data see:  | Students per Computer | Town    | State                                       | Grade K     | Grade 2 | Grade 7 | Math    | Reading | Writing |  |
| <a href="http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPREports.aspx">http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPREports.aspx</a> | Elementary:           | 3.1     | 4.1   | 21.1        | 22.1    | 25.4    | 510     | 500     | 502     |  |
|   | Middle:               | 1.9     | 2.7   | Grade 5     |         |         | 494     |         | 506     |  |
|   | Secondary:            | 2.6     | 2.9   | High School | 18.9    |         | 510     |         | 506     |  |

## Government

Government Form: Mayor-Board of Aldermen

|                       |               |                           |               |
|-----------------------|---------------|---------------------------|---------------|
| Total Revenue (2012)  | \$116,364,658 | Total Expenditures (2012) | \$113,998,176 |
| Tax Revenue           | \$97,299,584  | Education                 | \$71,812,630  |
| Non-tax Revenue       | \$19,065,074  | Other                     | \$42,185,546  |
| Intergovernmental     | \$15,116,799  | Total Indebtness (2012)   | \$59,375,000  |
| Per Capita Tax (2012) | \$2,455       | As % of Expenditures      | 52.1%         |
| As % of State Average | 95.1%         | Per Capita                | \$1,498       |
|                       |               | As % of State Average     | 66.4%         |

|                                |                 |
|--------------------------------|-----------------|
| Annual Debt Service (2012)     | \$11,080,779    |
| As % of Expenditures           | 9.7%            |
| Eq. Net Grand List (2010)      | \$6,465,685,754 |
| Per Capita                     | \$163,106       |
| As % of State Average          | 113%            |
| Moody's Bond Rating (2012)     | Aa2             |
| Actual Mill Rate (2012)        | 18.57           |
| Equalized Mill Rate (2012)     | 15.09           |
| % of Grand List Com/Ind (2010) | 16.3%           |

## Housing/Real Estate

|                             |             |               |              |   |             |               |              |
|-----------------------------|-------------|---------------|--------------|---|-------------|---------------|--------------|
| <i>Housing Stock (2012)</i> | <b>Town</b> | <b>County</b> | <b>State</b> | Owner Occupied Dwellings (2012)           | 12,353      | 232,128       | 929,560      |
| Total Units                 | 15,858      | 360,692       | 1,485,445    | As % Total Dwellings                      | 78%         | 64%           | 63%          |
| % Single Unit               | 80.0%       | 64.4%         | 64.6%        | Subsidized Housing (2012)                 | 440         | 31,049        | 161,379      |
| New Permits Auth. (2012)    | 299         | 2,138         | 4,669        | <i>Distribution of House Sales (2011)</i> | <b>Town</b> | <b>County</b> | <b>State</b> |
| As % Existing Units         | 1.89%       | 0.59%         | 0.31%        | Number of Sales                           |             |               |              |
| Demolitions (2012)          | 7           | 386           | 955          | Less than \$100,000                       | NA          | 57            | 392          |
| House Sales (2011)          | NA          | 4,485         | 13,847       | \$100,000-\$199,999                       | NA          | 338           | 3,205        |
| Median Price                | NA          | \$570,000     | \$291,000    | \$200,000-\$299,999                       | NA          | 511           | 3,494        |
| Built Pre 1950 share (2012) | 19.1%       | 29.7%         | 30.2%        | \$300,000-\$399,999                       | NA          | 564           | 2,086        |
|                             |             |               |              | \$400,000 or More                         | NA          | 3,015         | 4,670        |

## Labor Force

|                                  |             |               |              |                                     |                |               |       |
|----------------------------------|-------------|---------------|--------------|-------------------------------------|----------------|---------------|-------|
| <i>Place of Residence (2013)</i> | <b>Town</b> | <b>County</b> | <b>State</b> | <i>Connecticut Commuters (2011)</i> |                |               |       |
| Labor Force                      | 22,492      | 471,992       | 1,859,934    | Commuters into Town from:           | Town Residents | Commuting to: |       |
| Employed                         | 20,920      | 438,621       | 1,715,398    | Shelton                             | 3,335          | Shelton       | 3,335 |
| Unemployed                       | 1,572       | 33,371        | 144,536      | Bridgeport                          | 1,998          | Bridgeport    | 2,343 |
| Unemployment Rate                | 7.0%        | 7.1%          | 7.8%         | Stratford                           | 1,307          | Stratford     | 1,595 |
| <i>Place of Work (2013)</i>      |             |               |              | Milford                             | 1,082          | Trumbull      | 984   |
| Units                            | 1,306       | 33,728        | 113,697      | Trumbull                            | 868            | New Haven     | 944   |
| Total Employment                 | 22,050      | 413,404       | 1,640,223    | Ansonia                             | 761            | Fairfield     | 906   |
| 2000-'13 AAGR                    | 0.3%        | -0.3%         | 0.2%         | Seymour                             | 734            | Milford       | 888   |
| Mfg Employment                   | 4,286       | 35,961        | 163,828      | Derby                               | 604            | Stamford      | 848   |
|                                  |             |               |              | Fairfield                           | 586            | Norwalk       | 817   |

## Other Information

|                                    |             |              |                                 |              |                              |
|------------------------------------|-------------|--------------|---------------------------------|--------------|------------------------------|
| <i>Crime Rate (2012)</i>           | <b>Town</b> | <b>State</b> | <i>Distance to Major Cities</i> | <i>Miles</i> | <i>Residential Utilities</i> |
| Per 100,000 Residents              | 1,138       | 2,433        | Hartford                        | 40           | Electric Provider            |
| <i>Library (2013)</i>              |             |              | Boston                          | 131          | The United Illuminating Co.  |
| Public Web Computers               | 15          |              | New York City                   | 60           | (800) 257-0141               |
| Circulation per Capita             | 6           |              | Providence                      | 96           | Gas Provider                 |
| <i>Families Receiving (2014)</i>   |             |              |                                 |              | Yankee Gas Company           |
| Temporary Assistance               | 134         |              |                                 |              | (800) 989-0900               |
| <i>Population Receiving (2014)</i> |             |              |                                 |              | Water Provider               |
| Food Stamps                        | 1,878       |              |                                 |              | Aquarion Water Company       |
|                                    |             |              |                                 |              | (800) 732-9678               |
|                                    |             |              |                                 |              | Cable Provider               |
|                                    |             |              |                                 |              | Comcast Seymour              |
|                                    |             |              |                                 |              | (800) 266-2278               |