

DEVELOPMENT SITE – 11.47 ACRES

150,000 SF Facility

Waterview Drive, Shelton, CT



Coldwell Banker Commercial is please to present a state-of-the-art facility on 11.47 Acres.

Located just minutes from Route 8 and the Wilbur Cross. Beautiful views of the Housatonic River.

- Total SF: 150,000 +-
- Acres: 11.47
- Ceiling Height: 32' Clear
- Column Spacing: 40' X 50'
- Loading Docks: To Suit
- Drive-In Doors: To Suit
- Construction: Concrete decorative tilt-up panels
- Corporate Neighbors: Pitney Bowes, Hubble, BIC Pen, Schick
- Power: 2,500 amp / 480 Volts
- Zoning: LIP
- HVAC: Office
- Parking: 125 + Cars
- Lighting: LED
- Sprinkler: 100% wet system, ESFR upgrade available.

**FOR MORE
INFORMATION
PLEASE CONTACT:**

Christopher K. O'Hara
cohara@coldwellbanker.com
(O) (203) 831-4187 (M) (203) 257-0032

Coldwell Banker Commercial Realty
355 Riverside Avenue,
Westport, CT 06880



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