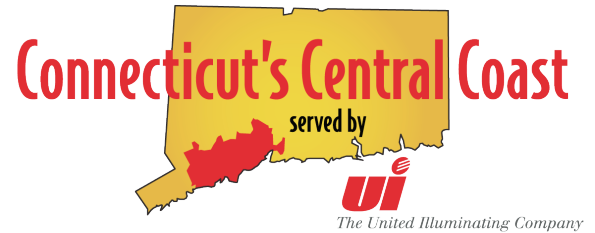


## 801 Bridgeport Avenue



Town: Shelton  
Zip Code: 06484  
Address: 801 Bridgeport Avenue  
Property Type: Office/Warehouse  
Available Square Feet: 100,000 sq. ft.  
Total Square Feet: 100,000 sq. ft.  
Contiguous Square Feet: 51,590 office  
Floors: 2 floors  
Ceiling Height Max:  
Ceiling Height Eve:  
Sale: \$12.9 million

### Building

Previous Use: Utility Office and Truck Center  
Total Acres: 19.08  
Additional Buildings: 14,135 sq. ft. of warehouse;  
24,293 sq. ft. garage; 13,950 covered truck port.  
Office Square Feet/Office Class: 51,590 Class B  
Property Tax Rate: 18.61 mills  
Special Taxing Zone: No  
Zoning: IA-2  
Parking: 475  
Crane: None  
A/C: Yes

### Utilities

Natural Gas/Provider: Yankee Gas  
Size of Gas Line:  
Gas Prssure (PSI):  
Water Provider: Aquarion Water Company  
Size of Water Main:  
Sewer Provider: City  
Size of Sewer Main:  
Electric Service Provider: UI  
Distribution Voltage:  
Amps:  
Phase:  
Dual Feed:  
Fiber: Yes

### Transportation

Distance to Highway: 1 mile to Route 8  
Access Roads: Bridgeport Avenue, Parrot Drive  
Freight Rail Service: No  
Distance to Port: 8 miles  
Distance to Airport: 22 miles  
Distance to Commuter Rail: 6 miles

### Notes

UI will be vacating the property in approximately 3 (+/-) years and will consider a sale/leaseback. The asking price for the property is \$12,900,000.00.

### Contact:

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