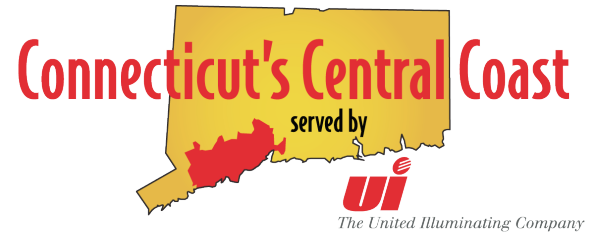


Waterview Corporate Center



Town: Shelton
Zip Code: 06484
Address: Waterview Drive
Property Type: Approved Class A Building
Available Square Feet: 675,000
Total Square Feet: 675,000
Contiguous Square Feet: 225,000
Floors: 8
Ceiling Height: NA
Sale: No
Lease: Yes
Lease Price: \$16 per square foot

Building

Previous Use: Green Field
Total Acres: NA
Building Dimensions:
Office Class: Class A
Environmental Assessment: Yes
Property Tax Rate: 18.61 mills
Special Taxing Zone: No
Zoning: Office
Year Built: Approved
Parking: NA
Floor Thickness:
A/C: Yes

Utilities

Natural Gas/Provider: Yankee Gas
Size of Gas Line:
Gas Pressure (PSI):
Water Provider: Aquarion
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 Rte. 8
Access Roads: Waterview Drive, Constitution Blvd.
Distance to Port: 11 miles
Distance to Airport: 20 miles
Distance to Commuter Rail: 3 miles

Notes

This building has all approvals, developer Bob Scinto (owns 2.9 million square feet of office space) will build with a tenant commitment. Amenities include a restaurant and exercise facility along with incredible views of the Housatonic River and Long Island Sound.

Contact:

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