



750 Bridgeport Avenue

Shelton, CT

Property Description

Available Space	11,469 RSF
Lease Rate	\$13.50/RSF NNN
Parking	180 Spaces
Ceiling Height	11' - 20'
Occupancy	Q2 - 26
Loading Dock	One dock
HVAC	7 new units

Property Highlights

- Excellent visibility from Bridgeport Avenue
- Ideal for flex, medical, warehouse, or retail
- Easy access to Route 8 (exit 12) Merritt Parkway (exit 52) and I-95 (27A)
- Former fitness center
- Neighbors are DaVita, The Mark, 228-unit residential development, Fountain Square, Yale New Haven Urgent Care, Fire Engine Pizza

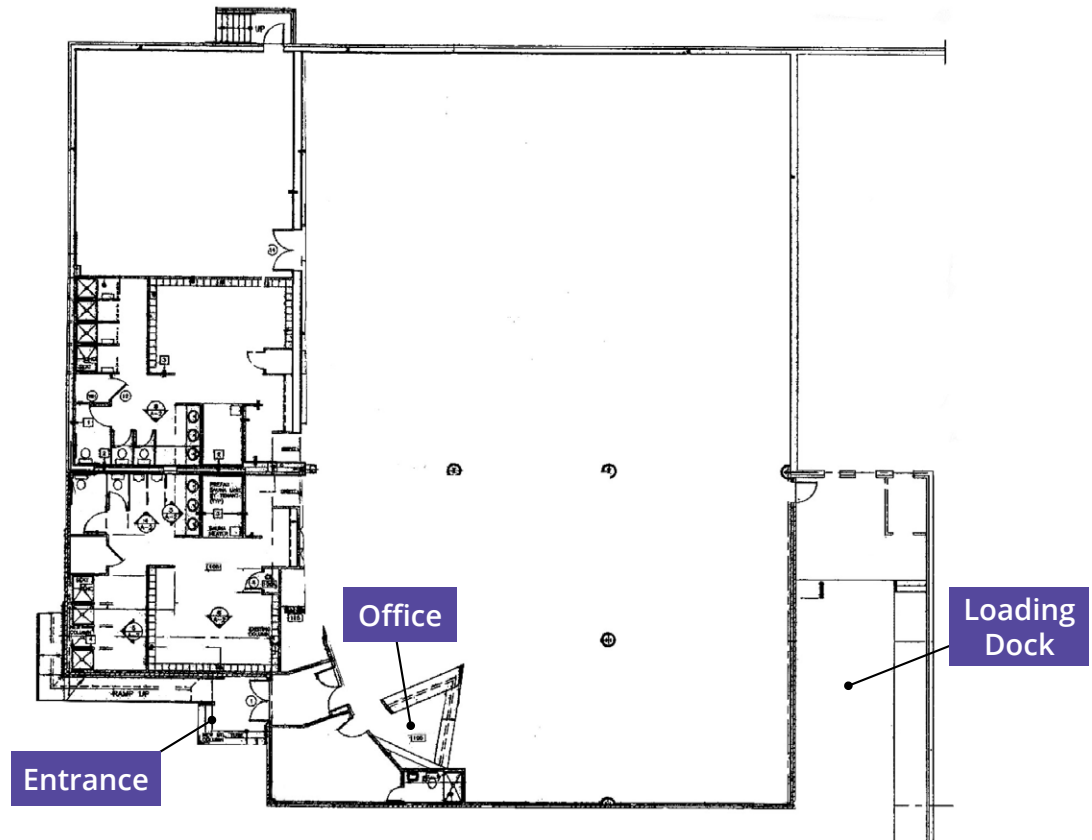
For more information, please contact:

James Searl
Senior Vice President
o 203 658 6735 | m 646 263 6975 | james.searl@avisonyoung.com

Avison Young | 383 Main Ave, 6th Floor | Norwalk, CT | 203 614 1260 | avisonyoung.com

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Floor Plan

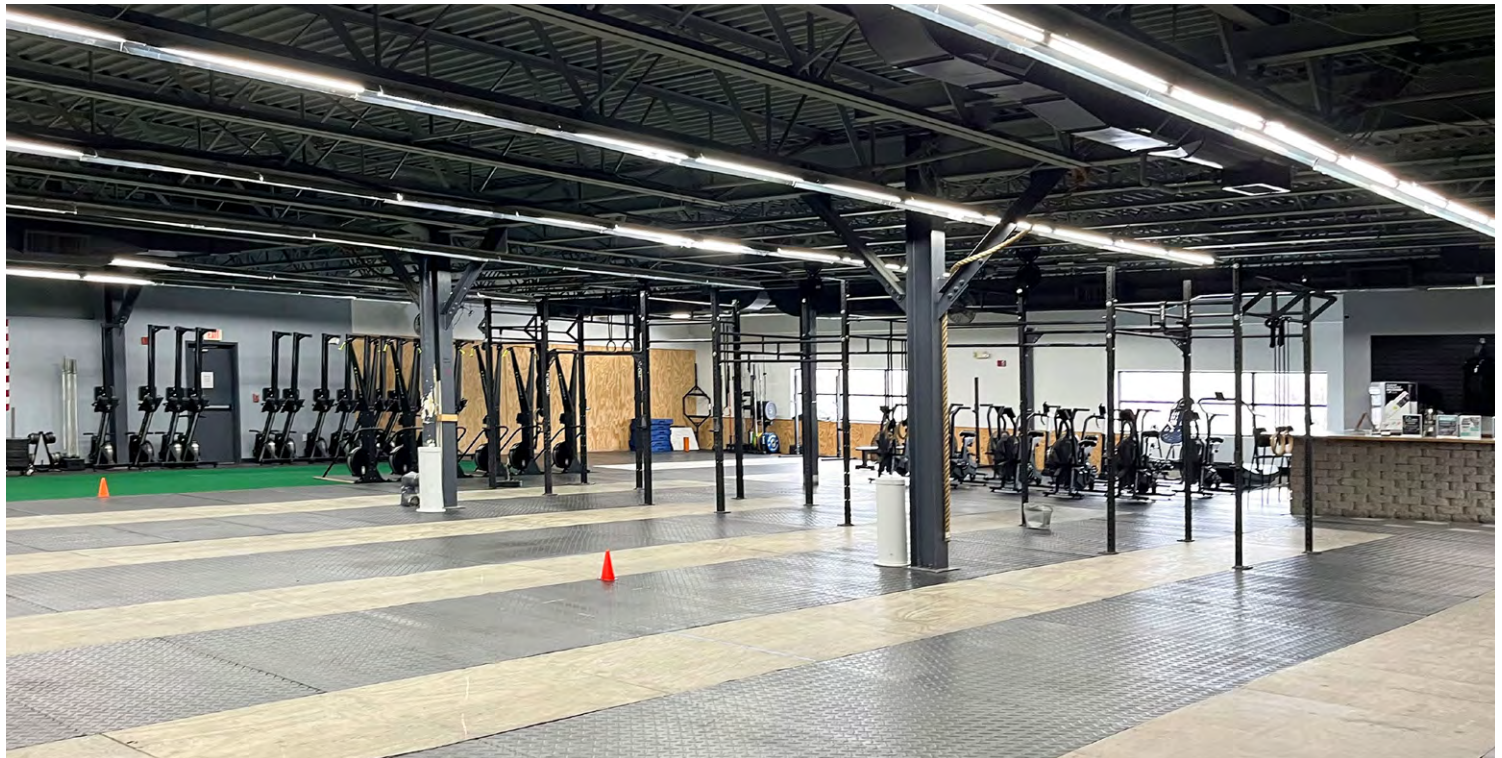
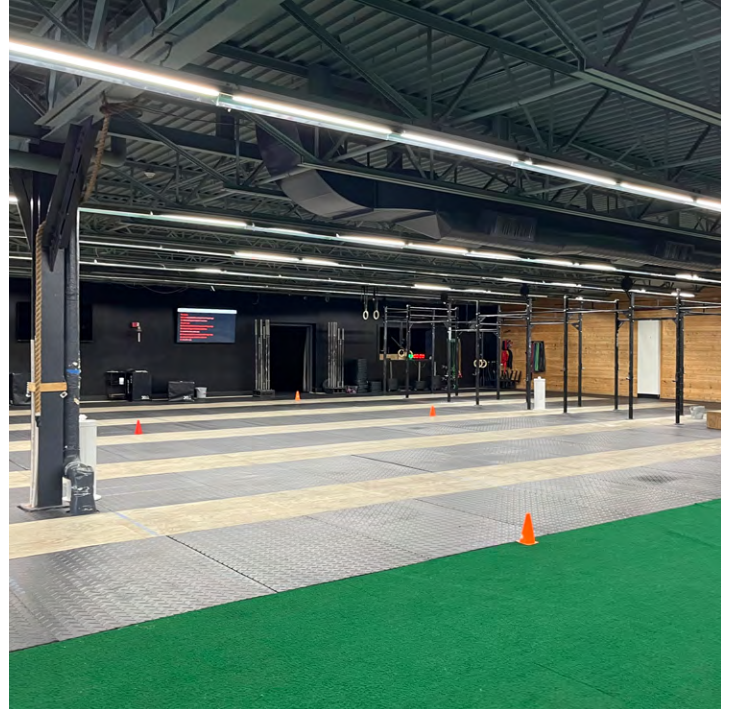
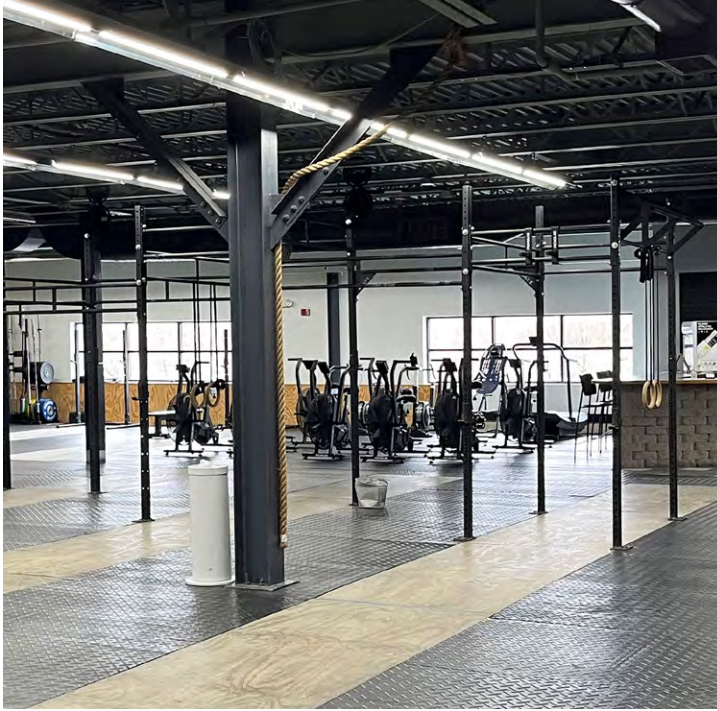


750 Bridgeport Avenue, Shelton, CT



State Routes & Thoroughfares (vehicles)			
State Routes	Average Daily Traffic	Local Thoroughfares	Average Daily Traffic
Route 108	8,100	Trap Falls Road Extension	6,600
Route 110	14,000	Trap Falls Road	9,500
Route 25	25,700	Bridgeport Avenue	16,300
Route 34	46,300	Huntington Street	23,400
Route 111	19,400	Armstrong Road	8,900
Route 8	59,172		

SOURCE: Connecticut Department of Transportation



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