100 TRAP FALLS ROAD EXTENSION

SHELTON, CT 06484

Premier Flex Industrial Building for Sale

ABS PARTNERS REAL ESTATE, LLC

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Executive Summary

ABS Partners Real Estate and Avison Young, acting as co-exclusive sales agents, are pleased to offer for sale an exceptional Fairfield County flex building located at 100 Trap Falls Road Extension in Shelton, CT (the "Property" or "100 Trap Falls"). The 81,486-square-foot, single-story building is 100 percent leased, offering an investor stable triple-net income with a weighted average in-place lease term of over 4 years with extensions. The former corporate-surplus property is completely redeveloped and converted into a multi-tenant building with five separate tenant spaces, each with dedicated glass entrances and access to a loading dock or drive-in door. The suites range from 10,000 to 25,000 square feet, perfectly reflecting market demand at attractive rents and offering best-in class space in an incomparable location. The exceptional tenancy includes Option Care, Wintech Racing/Final 500, Microphase, Comet Technologies and Le Page Bakeries. Strong tenant demand for flexible and accessible space in Fairfield County enhances both the Property's present and future values.

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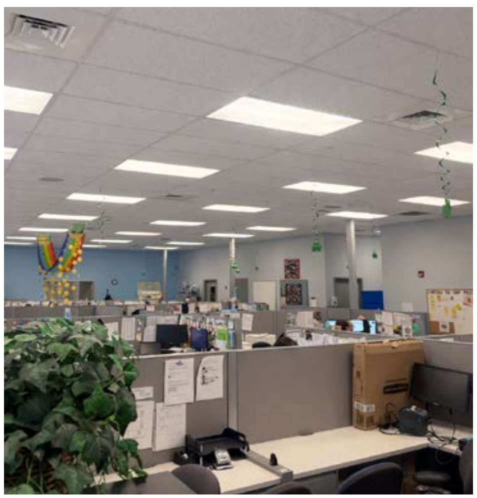


Investment Highlights

STABLE INCOME WITH FUTURE GROWTH

The property benefits from a strong and diversified tenant base, generating reliable triple-net cash flow. The current weighted average rental rate of $10.80 per square foot is projected to increase consistently through built-in annual lease escalations, surpassing $13.25 per square foot by 2030.

STRONG REGIONAL ACCESS

Shelton offers excellent connectivity to major transportation routes, making the property easily accessible throughout the region. Route 8 is located less than a mile away and serves as a key north-south roadway, linking directly to Interstate 95 to the south and Interstate 84 to the north. It also connects conveniently to the Merritt Parkway, just two miles from the site, allowing efficient travel across Fairfield and New Haven Counties. Additional nearby state routes, including 34, 25, 108, and 110, further improve access. For rail commuters, both the Bridgeport Metro-North and Amtrak stations are only about 15 minutes away.

RESILIENT SHELTON FLEX/OFFICE MARKET

Although parts of eastern Fairfield County face excess office supply, Shelton continues to perform well as a localized submarket. The area's mix of corporate campuses, retail amenities, and nearby residential communities supports demand and adds to the appeal of 100 Trap Falls' flex configuration.

SHELTON'S CONTINUED GROWTH

Over the past 25 years, the Route 8 corridor has become the primary business center in eastern Fairfield County, with significant commercial, residential, and retail expansion. Shelton has increasingly attracted companies looking for a practical alternative to western Fairfield County. More competitive rents, lower housing costs, and newer, higher-quality space have helped draw businesses from markets such as Stamford, Norwalk, and New Haven.

Property Overview

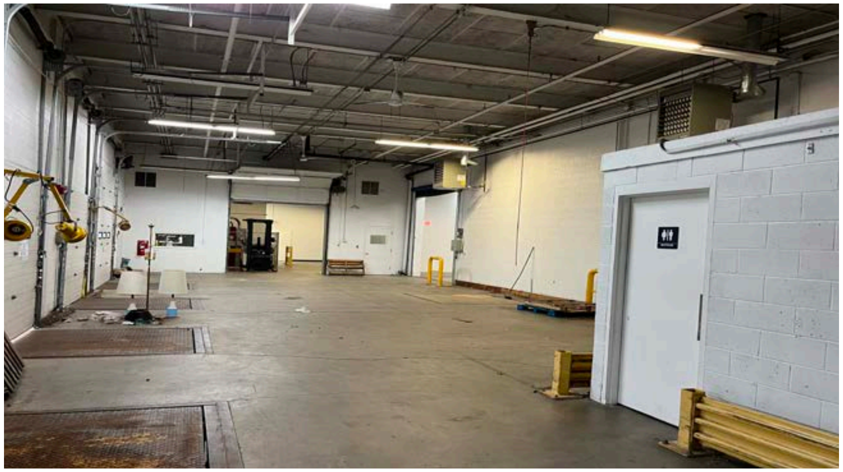
Site Configuration	The single building on the site is located east of Trap Falls Road Extension. A paved driveway generally encircles the building, with parking areas present north, south and east of the building. The site areas beyond the parking lots and driveway areas are generally grassy or wooded, with landscaped areas between the building and Trap Falls Road Extension. Seven loading docks are located along the eastern building wall and two loading docks are located along the western building wall. Concrete-paved pads are generally present at each of the loading dock doors.
Block / Lot	Block 18; Lots 10 & 11
Total Lot Area	8.38 acres (Lot 10: 6.54 acres, Lot 11: 1.84 acres)
Lot Shape	Irregular
Topography	Generally level, sloping southeast and with street grade. Altitude is approximately 300 feet above mean sea level
Zoning	Light Industrial Park (LIP)
Permitted Uses	Variety of commercial and industrial uses
Parking	174 stalls
Parking Resurfacing	2014
Floodplain	Outside the 500-year floodplain

Real Estate Taxes (2025/2026)

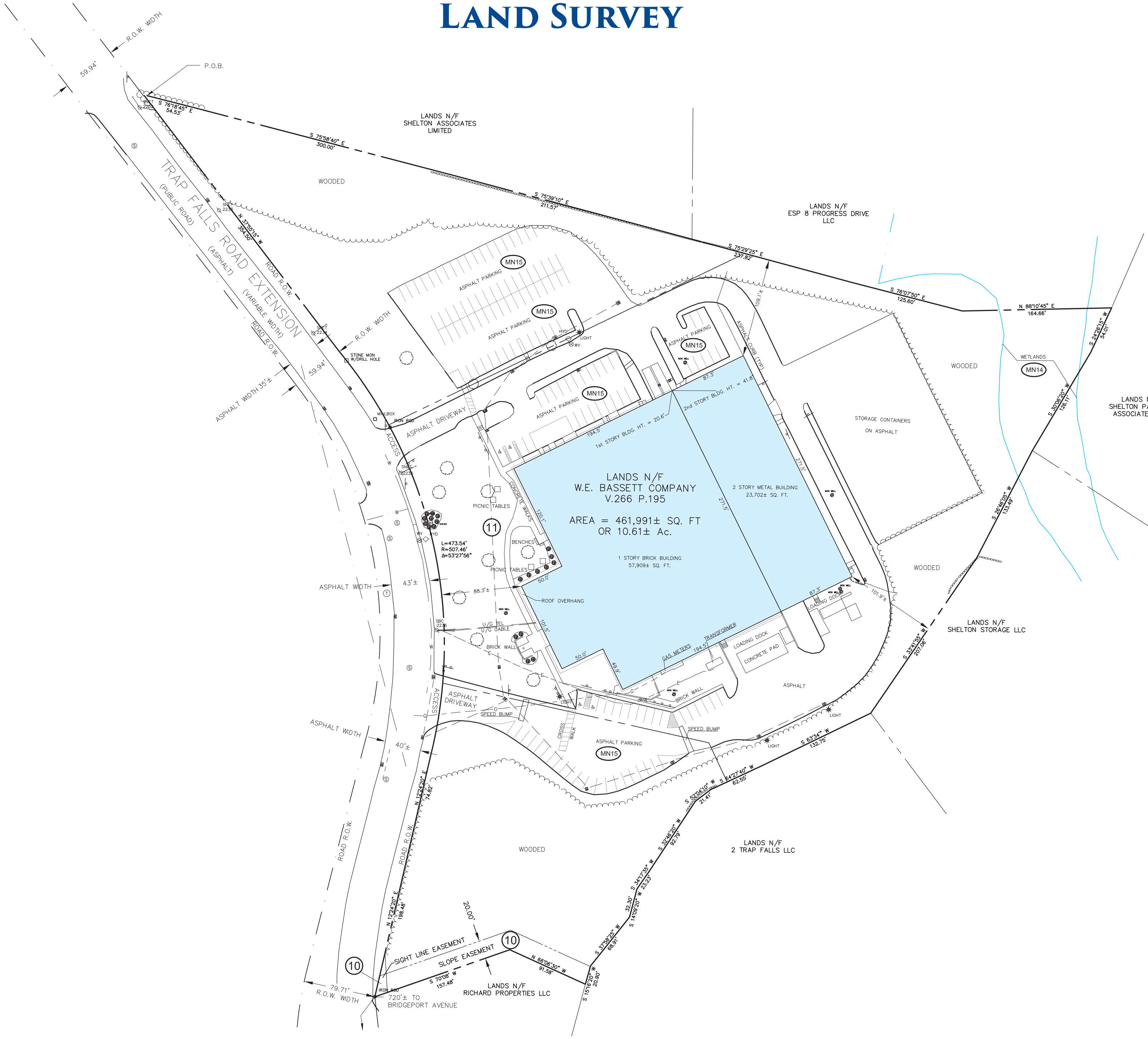
Real Estate Taxes	$80,892.32
Sewer Tax (Account # 1)	$3,514.82
Sewer Tax (Account # 2)	$4,164.30
Total Real Estate Taxes	$88,571.44

Site & Building

Construction	100 Trap Falls is an 81,486-square-foot flex-use building in Shelton, CT originally constructed for a single-tenant in 1978 and then expanded in 1987. New ownership began converting the building to multi-tenant in 2013, performing extensive capital improvements and ultimately bringing occupancy to 100 percent.
Construction	The building's southwestern portion was constructed in 1977 and is approximately 39,700 square feet in area (footprint). An addition of approximately 40,900 square feet was constructed along the northeastern side of the original building in 1987.
Renovation	2013 renovation included major capital improvements and conversion from a single- to multi-tenant building
Building Area	81,486 square feet
Max Clear Height	32 feet in warehouse areas
Column Spacing	40 feet x 30 feet
Construction	The office/production building was constructed of brick veneer over block walls and steel framing in 1978. The warehouse building, added in 1988, is a pre-engineered insulated steel panel hi-bay design, allowing for a laser-guided racking system. Both are well maintained and in good condition.
Foundation	Concrete slab
Roof	Parasolo PVC 60 mil 10 X 100 Wh; Parasolo PVC 60 mil 5 X 100 Wh
Loading Docks	There are nine loading docks of varying size. All docks have load levelers and weather seal systems.
Drive-in Doors	Two
HVAC	Roof-mounted gas-fired space heaters; 70% of space air conditioned
Digital Meters	EMON 2,000 KWH meters Installed - NOT ACTIVATED
Sprinklers	100% wet system
Power	Supplied by two services providing four wire, three phase 277/488 volts and 2,500 amps
Water & Sewer Service	Aquarian
Electricity	United Illuminating Company
Natural Gas	Eversource
Communications	Charter

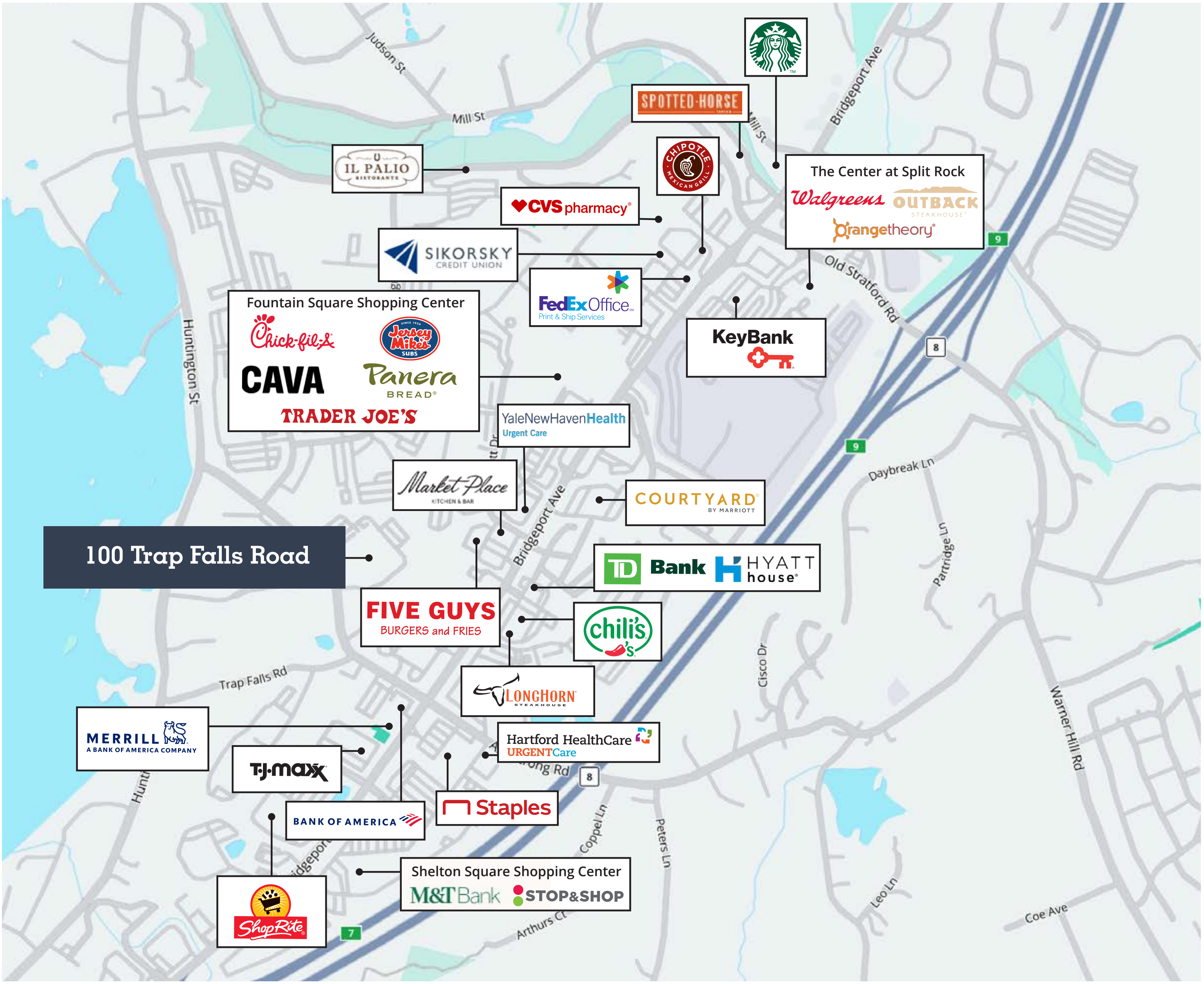


LAND SURVEY



P.O.B.
R.O.W. WIDTH
59.94'
S 76°18'45" E
54.53'
LANDS N/F
SHELTON ASSOCIATES
LIMITED
S 75°58'40" E
300.00'
WOODED
S 75°39'10" E
211.57'
LANDS N/F
ESP 8 PROGRESS DRIVE
LLC
S 75°29'25" E
237.82'
S 76°07'50" E
125.60'
N 88°10'45" E
164.66'
TRAP FALLS ROAD EXTENSION
(PUBLIC ROAD)
(ASPHALT)
(VARIABLE WIDTH)
ROAD R.O.W.
ASPHALT WIDTH 35'±
59.94'
R.O.W. WIDTH
STONE MON
W/DRILL HOLE
ASPHALT PARKING
MN15
ASPHALT DRIVEWAY
MAILBOX
IRON ROD
ACCESS
WETLANDS
MN14
LANDS N/F
SHELTON PARROTT
ASSOCIATES LLC
STORAGE CONTAINERS
ON ASPHALT
1st STORY BLDG. HT. = 20.6'
2nd STORY BLDG. HT. = 41.8'
LANDS N/F
W.E. BASSETT COMPANY
V.266 P.195
AREA = 461,991± SQ. FT
OR 10.61± Ac.
2 STORY METAL BUILDING
23,702± SQ. FT.
1 STORY BRICK BUILDING
57,909± SQ. FT.
CONCRETE WALKS
PICNIC TABLES
BENCHES
11
L=473.54'
R=507.46'
Δ=53°27'56"
ASPHALT WIDTH
43'±
88.3'±
ROOF OVERHANG
U/G TEL
U/G CABLE
BRICK WALL
GAS METERS
TRANSFORMER
LOADING DOCK
CONCRETE PAD
ASPHALT
LANDS N/F
SHELTON STORAGE LLC
ASPHALT DRIVEWAY
SPEED BUMP
CROSS WALK
LIGHT
ASPHALT WIDTH
40'±
N 12°24'20" E
74.82'
S 63°34" W
132.75'
S 84°27'40" W
62.55'
S 52°04'10" W
21.41'
LANDS N/F
2 TRAP FALLS LLC
ROAD R.O.W.
WOODED
20.00'
N 12°24'20" E
198.45'
SIGHT LINE EASEMENT
SLOPE EASEMENT
10
N 66°06'30" W
91.58'
S 70°08' W
157.48'
LANDS N/F
RICHARD PROPERTIES LLC
79.71'
R.O.W. WIDTH
720'± TO
BRIDGEPORT AVENUE
S 15°16'20" W
20.90'

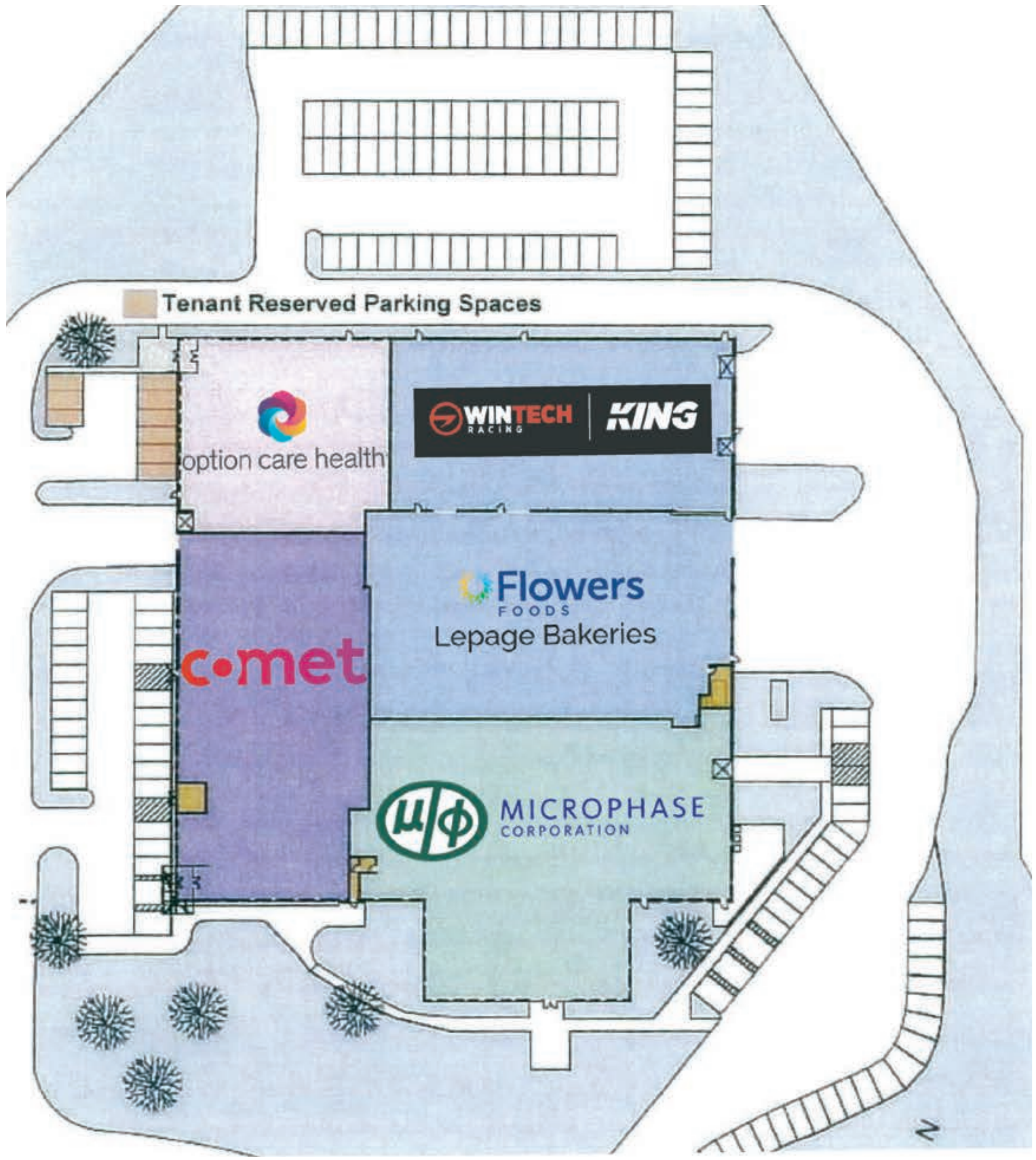
Area Map



100 Trap Falls Road
IL PALIO
SPOTTED HORSE
CVS pharmacy
SIKORSKY CREDIT UNION
FedEx Office Print & Ship Services
The Center at Split Rock
Walgreens
OUTBACK STEAKHOUSE
orangetheory
KeyBank
Fountain Square Shopping Center
Chick-fil-A
Jersey Mike's Subs
CAVA
Panera Bread
TRADER JOE'S
YaleNewHavenHealth Urgent Care
Market Place Kitchen & Bar
COURTYARD by Marriott
TD Bank
HYATT house
FIVE GUYS BURGERS and FRIES
chili's
LONGHORN STEAKHOUSE
Hartford HealthCare URGENTCare
MERRILL A BANK OF AMERICA COMPANY
TJ·maxx
BANK OF AMERICA
Staples
Shelton Square Shopping Center
M&T Bank
STOP&SHOP
ShopRite
Judson St
Mill St
Bridgeport Ave
Old Stratford Rd
Huntington St
Daybreak Ln
Partridge Ln
Cisco Dr
Trap Falls Rd
Warner Hill Rd
Coppel Ln
Peters Ln
Leo Ln
Coe Ave
Arthurs Ct

A View Towards The North

Tenancy Map



Tenant Reserved Parking Spaces
option care health
WINTECH RACING
KING
Flowers FOODS
Lepage Bakeries
comet
MICROPHASE CORPORATION
N

Tenant Profiles

Comet is a globally leading Swiss technology firm. For over 75 years, they have been developing and producing innovative high-tech components and systems based on x-ray and radio frequency. Consistently able to take advantage of global trends and developments, they grow continually. https://comet.tech/

Flowers Food
Lepage Bakeries

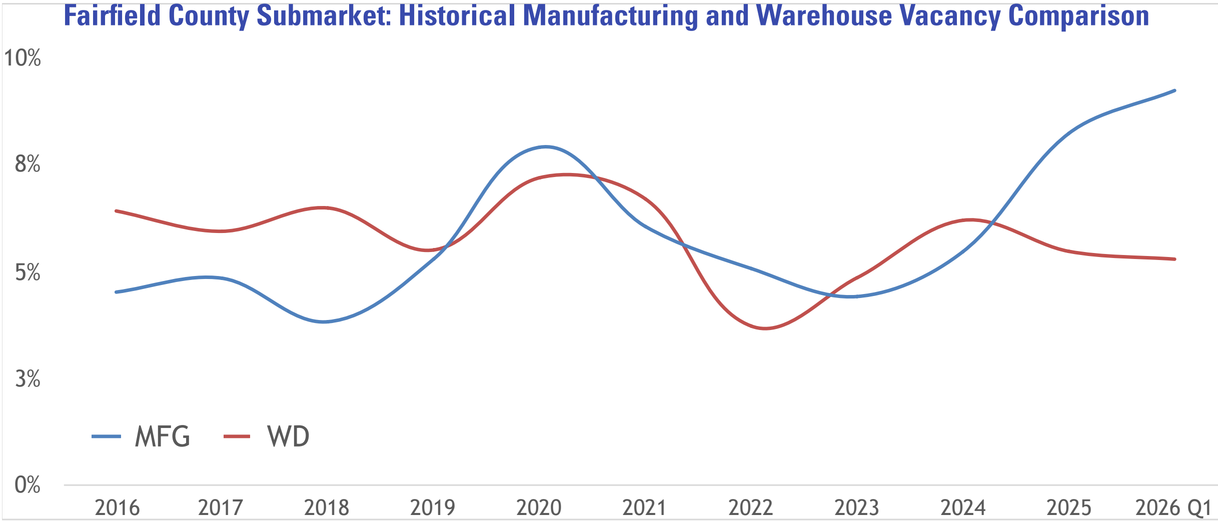
Headquartered in Thomasville, Ga., since the Flowers family opened its first bakery there in 1919, Flowers Foods is one of the largest producers of packaged bakery foods in the United States with 2025 sales of $5.3 billion. Flowers Foods is publicly traded on the NYSE under the ticker symbol FLO. https://flowersfoods.com/option

As an industry leader and innovator for custom design, engineering and manufacture of RF, Microwave, and Millimeter-wave products and solutions Microphase's capabilities span from DC to 50 GHz supported by strong multidisciplinary technical resources with decades of experience solving the toughest problems for their customers. https://www.microphase.com/

Option Care Health

Option Care Health's mission is to transform healthcare by providing innovative services that improve outcomes, reduce costs and deliver hope for patients and families is resolute. From the very beginning, providing extraordinary care that changes lives has been their top priority. https://optioncarehealth.com/

WinTech Racing offers a rang of racing, recreational, coastal and adaptive racing shells, wakeless launches, oars, and spare parts designed by renowned German Naval Architect Klaus Filter. https://www.wintechracing.com/



Year	MFG	WD
2016	4.517%	6.414%
2017	4.841%	5.939%
2018	3.824%	6.484%
2019	5.291%	5.503%
2020	7.904%	7.191%
2021	6.051%	6.695%
2022	5.068%	3.723%
2023	4.414%	4.853%
2024	5.463%	6.196%
2025	8.227%	5.470%
2026 Q1	9.231%	5.287%

Market Overview

The Fairfield County Industrial Submarket is home to nearly 61 msf of inventory across 23 municipalities. The average building vintage is 1962 and the average building size is 26,300 sf. The majority of the product hugs the I-95 corridor in Southern Fairfield County from the NY State border with notable clusters in Norwalk, Stratford, Bridgeport and Shelton. The secondary micromarket of product in Fairfield County is to the north along I-84 in Danbury. Key industries in the county include advanced manufacturing and assembly especially aerospace and defense as well as last mile distribution. Another key driver is light industrial household services and construction and building products supply supporting the affluent consumption base. The southern portion of the county is defined by extremely high barriers to entry driven by coastal land constraints and dense development along I-95 and the Metro North Commuter Line. The Danbury market is a lower cost micromarket with greater land availability and larger scale production operations as well as regional distributors who utilize I-84 to reach the NYC Tri-State and New England population bases.

The market has historically seen very limited new construction and is hence the majority of the product is older vintage and more skewed towards production and manufacturing rather than bulk high bay distribution. Big box spaces in this market are rare and the vacancy rate has historically hovered in the high single digit range which reflects stability. Over the past year vacancy in manufacturing spaces has nearly doubled while warehouse/distribution space vacancy has gotten tighter. One notable contribution to the decline in vacancy was Belimo Aircontrols taking 170,000 EQT Exeter's speculative building in Stratford in December. There are currently five spaces on the market over 100,000 sf and four of which would be Class B or C spaces. The largest Class A vacancy in the market is GFI's speculative development at 1265 W Broad Street, Stratford which is right along I-95 and with an asking rent in the low teens.

Industrial Sale Comps

Property Address	Property City	Size	Sale Price	PSF	Sale Date	Buyer (True) Company	Seller (True) Company	Ceiling Height	Land Area AC	Percent Leased	Transaction Notes
450- 650 Long Beach Blvd (Part of a 17 Property Portfolio)	Stratford	550,000	$575M portfolio	$101 port	3/5/26	EQT Real Estate	Mapletree Investments Pte Ltd	24'0"	12.37		4 buildings in Stratford, CT
35 Larkin St	Stamford	36,000	$4,520,000	$126	1/6/26	Legacy Capital Ventures	Larkin St Assoc Llc	14'0"	0.77	100.00	A private individual sold this 36,000-square-foot building to Legacy Capital Ventures for $4,520,000, or $126 per square foot. The property was on the market for approximately 10 months. The buyer, a Boston-based private equity firm with a portfolio of 50 commercial properties across the U.S., was drawn to the property's functional industrial flexibility, efficient truck access, and strong visibility in a supply-constrained market. The information in this comparable has been verified by the listing broker.
61 Commerce Rd	Brookfield	20,248	$2,760,000	$136	1/6/26			12'7"	1.50	100.00	A private investor sold this 20,248-square-foot industrial warehouse building to a private investor for $2,760,000, or $136 per square foot. The building was fully leased at the time of sale. The buyer, a Brookfield-based manufacturer of Allison Transmission parts for heavy-duty pickup trucks, acquired the asset for owner-user purposes to expand their operations. The Class C building was constructed in 1984 on 1.5 acres. The information in this comparable has been verified by the listing broker and buyer broker.
155 New Haven Ave	Derby	25,886	$2,700,000	$104	8/13/25	Blizman, Daniel	Klein, Michael	21'0"	1.98		On August 13, 2025, a private individual sold this property to another private individual. This 25,886 SF industrial building traded for $2.7 million or about $104 per square foot. This comparable has been confirmed by the listing broker, buyer broker and buyer.
137 Ethan Allen Hwy	Ridgefield	32,132	$5,300,000	$165	8/6/25	Sturm Asset Management	Riverside Fence, Inc	12'0"	14.50	100.00	Riverside Fence, Inc sold this 32,132 SF property to Sturn Asset Management for $5.3 million. The property was on the market for a year and nine months, with an asking price of $5.7 million. The information in the comparable has been verified by the buyer broker and listing broker.
760 Lordship Blvd	Stratford	32,400	$3,300,000	$102	4/15/25	Parts Authority	Us Asset Realty	22'0"	2.40	100.00	A private individual sold this 32,400 sqft property to Parts Authority for $3,300,000.The information in this comparable was confirmed by the listing broker.
36 Apple Ridge Rd	Danbury	66,657	$7,100,000	$107	12/13/24	Timothy P Fisher Esquire Pc	W.P. Carey Inc.	30'0"	11.40		A private seller sold the property located at 36 Apple Ridge Rd in Danbury CT, to a private buyer for $7,100,000 or $106 per square foot. The buyers made 30,000 available for lease and the remaining square footage is to be divided and sold as condominiums. The sale information for this comparable was verified by the buyer broker of the deal.
60 Backus Ave	Danbury	118,000	$9,735,000	$83	11/11/24	Ahron Rosengarten	James M Powers	21'0"	8.04		James Powers sold an industrial building in Danbury, CT, to Ahron Rosengarten for $9,735,000, or approximately $82.50 per square foot. The subject property is a 118,000-SF, multi-tenant warehouse facility located in the Danbury industrial submarket. It sits on an 8.04-acre site and was constructed in 1998. Standard Insurance Company provided the buyer with a $7.9 million loan towards the purchase. The information in the comparable has been verified by sources deemed reliable.

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