



**FOR LEASE**  
**15 PROGRESS DRIVE**  
SHELTON, CT



**PROPERTY FEATURES**

<b>BUILDING SPACE:</b>	Total available 53,164 SF
<b>LAND:</b>	5.03 acres
<b>LOCATION:</b>	Close to hotels and restaurants. Off highway exits 11 & 12 of Route 8
<b>TENANCY:</b>	Single tenant
<b>OCCUPANCY:</b>	January 1, 2021
<b>CEILING HEIGHT:</b>	28' clear
<b>USE:</b>	Class B Flex / Light Manufacturing/ Warehouse
<b>DOORS/DOCKS:</b>	2 loading docks, 1 drive-in door (10' W X 14' H)
<b>POWER:</b>	4000 AMP Service
<b>UTILITIES:</b>	Natural Gas Heating; City: Sewer and Water Office space approximately 8,000 SF of updated office space

For more information, please contact:

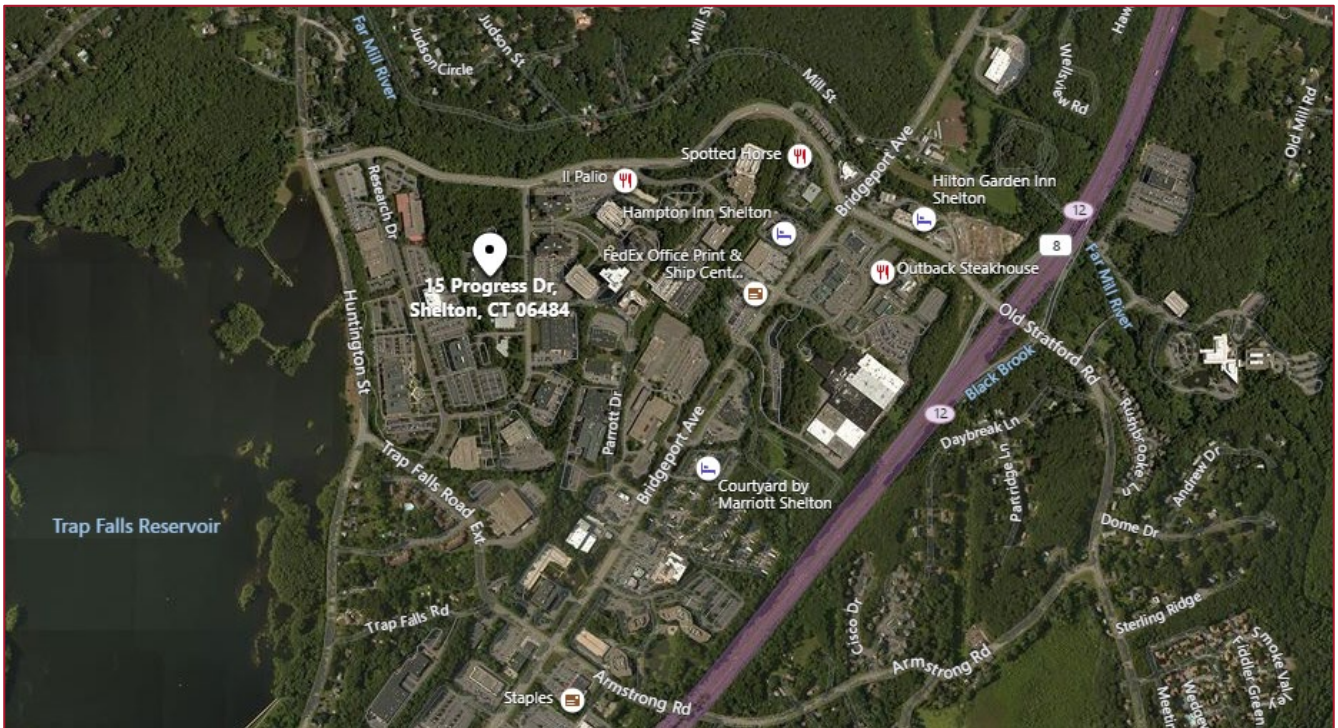
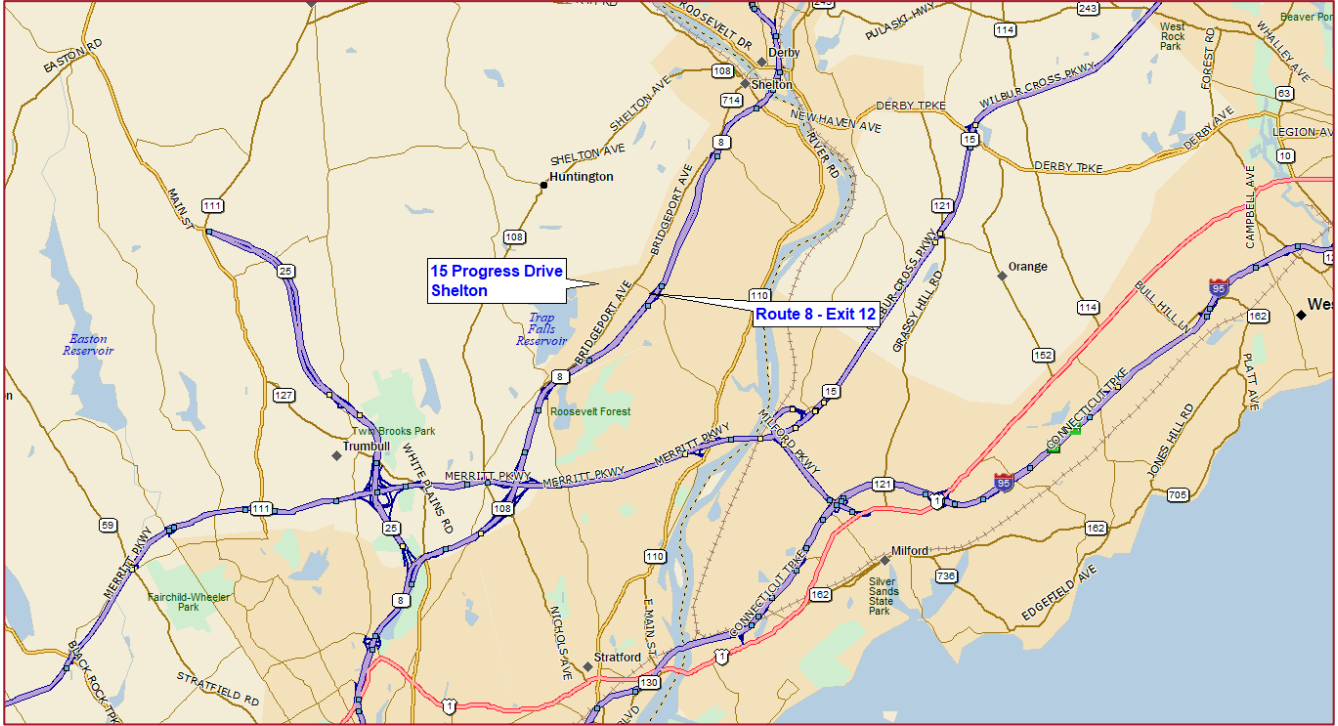
**Michael Dillon**  
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**Cushman & Wakefield of Connecticut, Inc.**  
107 Elm Street, 8<sup>th</sup> floor  
Four Stamford Plaza  
Stamford, CT 06902  
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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request).



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