



FOR SUBLEASE
 27 WATERVIEW DRIVE
 SHELTON, CT

63,576 SF SUBLEASE AVAILABLE



CORPORATE CAMPUS SETTING EASTERN FAIRFIELD COUNTY LOCATION

BUILDING FEATURES

AVAILABLE	Floor 2:	63,576 SF
ASKING RATE	Upon request; Sublease until 2/2032	
POSSESSION	Immediate	
PARKING	3.00/1,000 rsf	

Furniture can be made available

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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).



NET RENTABLE AREA
310,094 SF



FLOOR PLATES
65,941 SF (Office)



BUILDING CONSTRUCTION / SHELL
Poured concrete footings foundation, concrete floor and steel structure with exterior wall precast panels. Thermopane windows



STORIES
4



FLOOR LOADS
100 lb/SF office & Industrial grade assembly/warehouse



YEAR BUILT
1995



SECURITY
Linnell Card Access

LAND AREA
22.7 acres



PARKING SPACES (TOTAL)
878



CEILING HEIGHTS (SLAB-TO-SLAB)
1st floor: 14' 1-3/4"
2nd floor: 14' 4"
3rd floor: 14' 11-13/16"
M Level: (High Tech, Lab, Assembly): Partial 35'



HVAC
RTU's (9) units- Bldg fully air conditioned. 3-5 years old as of 2020 (replaced in phases)



PASSENGER ELEVATORS
Five passenger (5) 3500 lbs. capacity, Replaced Hydraulic Units 2019-2020



COLUMN SPACING
40'x40' M level space



RESTROOMS
(22) total (8) Men's (8) Ladies (2) sets per floor - renovated in 2019; 2 locker rooms with restrooms and showers; 1 kitchen; 3 medical single restrooms



FREIGHT ELEVATORS
Schindler, hydraulic - 1 freight elevator Capacity: # lbs. 5000



LOADING DOCKS

Ten (10), 9 Warehouse Dock Doors, 1 Cafeteria Dock Door



ZONING

PDD (Planned Development District) within a LIP district (Light Industrial Park)



SPRINKLERS/FIRE ALARM SYSTEM

Fully sprinklered wet system



POWER

Transformer: Howard Industries, Two (2) Units 3,000 amps, 480/277 Service, Amp 480/277 V (Main breakers replaced in 2019/2020)



ENERGY MANAGEMENT

Johnson Controls BMS controls and monitors; updated 2020



AMENITIES

2,250 SF Full service Cafeteria; Fitness center, Exterior lounge/ seating area, Additional kitchenettes on each office floor



BACK-UP POWER

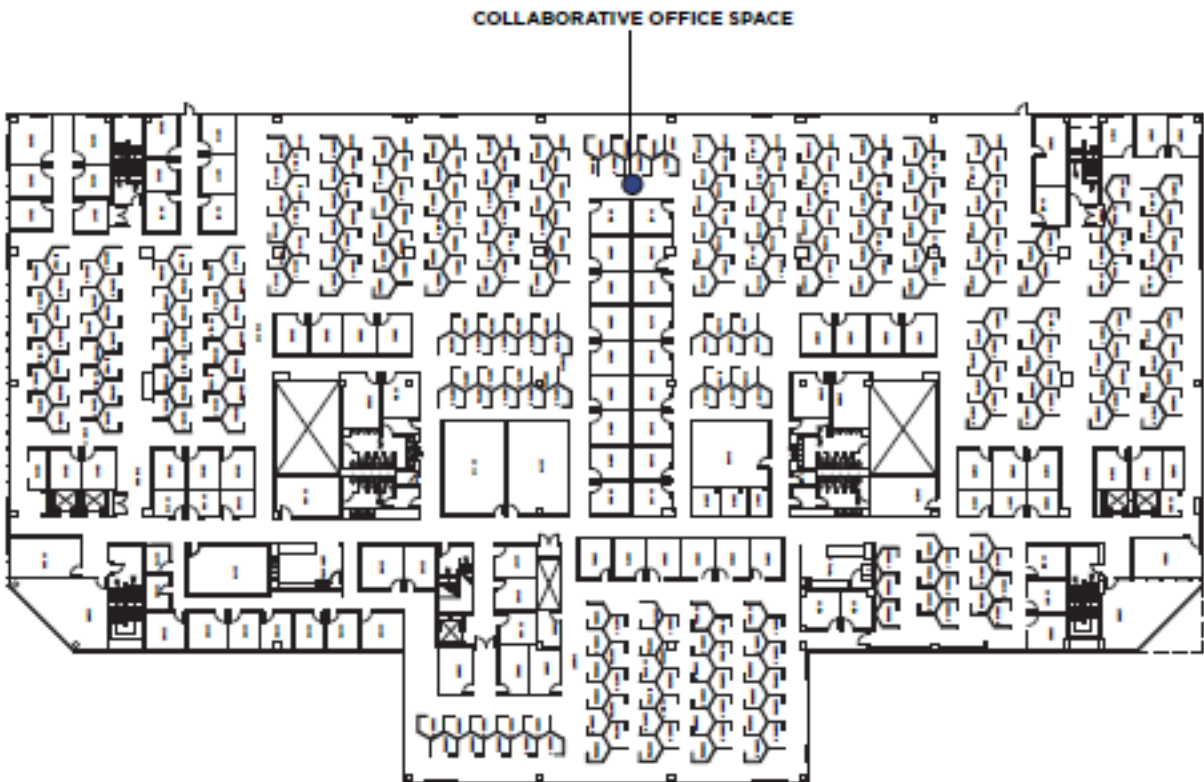
Two (2) Diesel powered fully redundant Caterpillar emergency generators (1995) 1750 KVA per unit supporting entire building



UTILITIES

Electric: United Illuminating
Water: Aquarion Water
Sewer: Town of Shelton
Gas: Southern CT Gas

63,576 SF SECOND LEVEL





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