



# 100 TRAP FALLS ROAD EXTENSION

SHELTON, CT 06484

PREMIER FLEX INDUSTRIAL BUILDING FOR SALE

CONFIDENTIAL OFFERING MEMORANDUM



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# 100 TRAP FALLS ROAD EXTENSION, SHELTON, CT 06484

## 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.

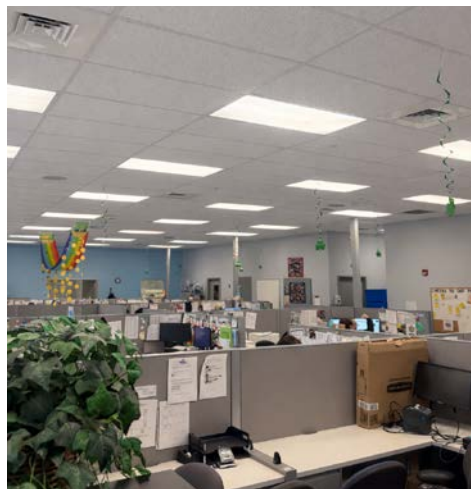
### STRONG REGIONAL ACCESS

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

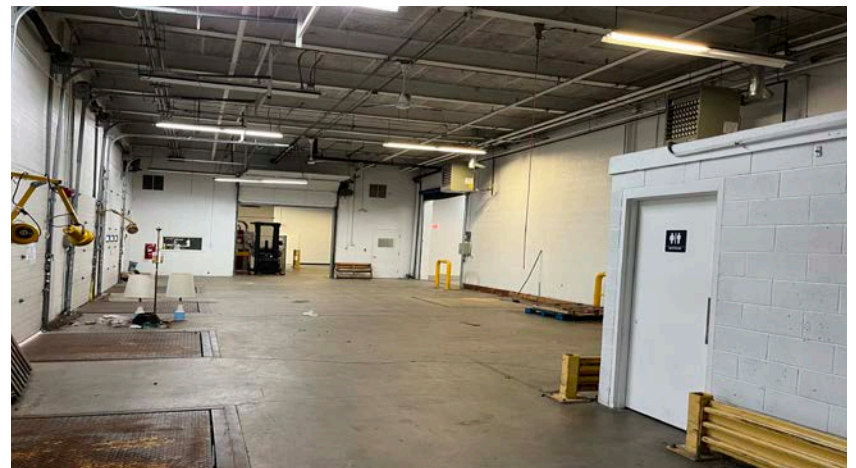


## REAL ESTATE TAXES (2025/2026)

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

<b>Construction</b>	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.
<b>Construction</b>	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.
<b>Renovation</b>	2013 renovation included major capital improvements and conversion from a single- to multi-tenant building
<b>Building Area</b>	81,486 square feet
<b>Max Clear Height</b>	32 feet in warehouse areas
<b>Column Spacing</b>	40 feet x 30 feet
<b>Construction</b>	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.
<b>Foundation</b>	Concrete slab
<b>Roof</b>	Parasolo PVC 60 mil 10 X 100 Wh; Parasolo PVC 60 mil 5 X 100 Wh
<b>Loading Docks</b>	There are nine loading docks of varying size. All docks have load levelers and weather seal systems.
<b>Drive-in Doors</b>	Two
<b>HVAC</b>	Roof-mounted gas-fired space heaters; 70% of space air conditioned
<b>Digital Meters</b>	EMON 2,000 KWH meters Installed - NOT ACTIVATED
<b>Sprinklers</b>	100% wet system
<b>Power</b>	Supplied by two services providing four wire, three phase 277/488 volts and 2,500 amps
<b>Water &amp; Sewer Service</b>	Aquarian
<b>Electricity</b>	United Illuminating Company
<b>Natural Gas</b>	Eversource
<b>Communications</b>	Charter





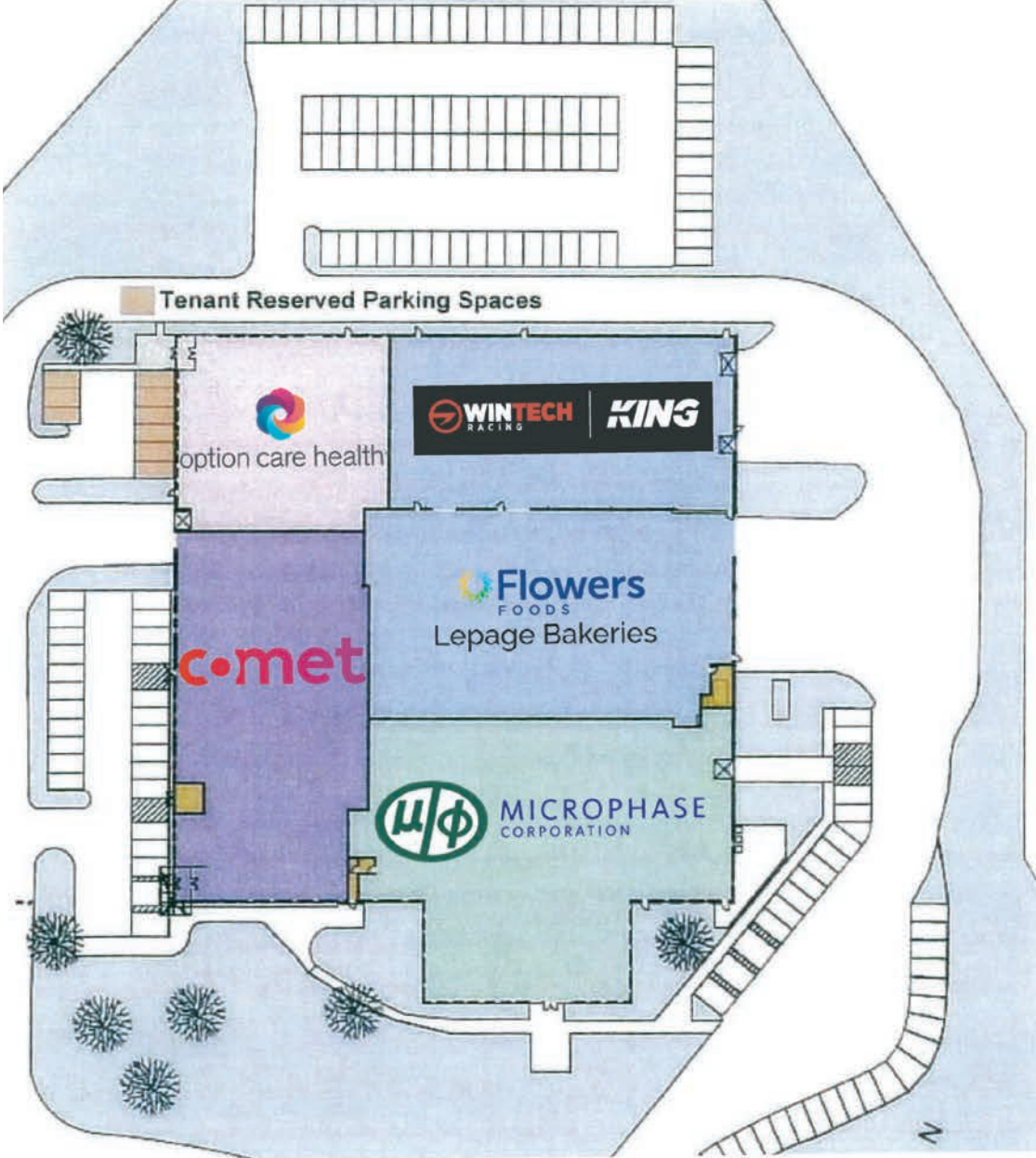
# AREA MAP



## A VIEW TOWARDS THE NORTH



# TENANCY MAP



## TENANT PROFILES



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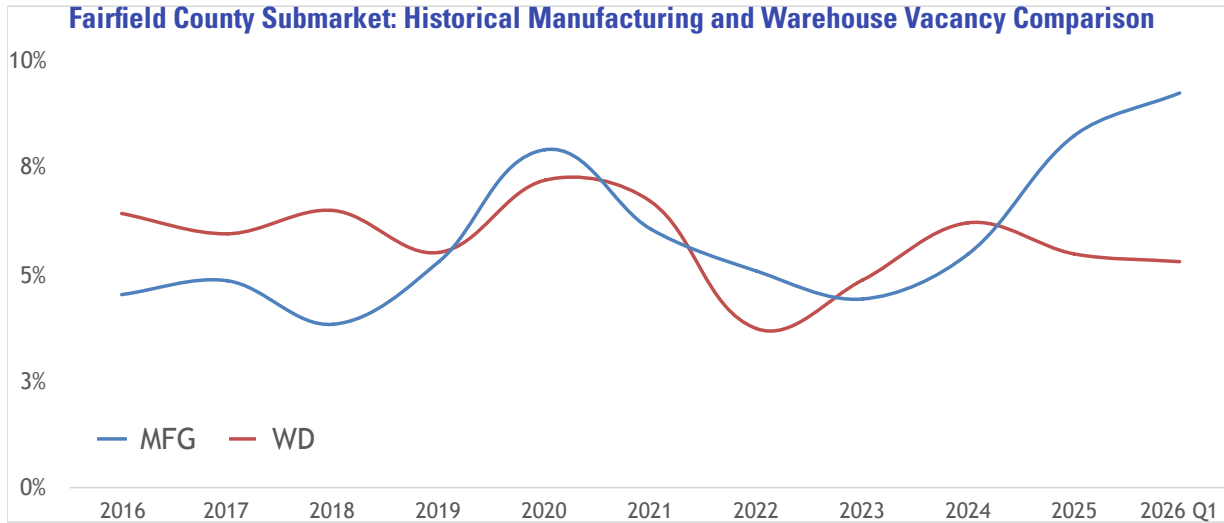
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Year	MFG	WD
2016	4.517%	6.414%
2017	4.841%	5.939%
2018	3.824%	6.484%
2019	5.291%	5.503%
2020	7.904%	7.191%
2021	6.051%	6.695%
2022	5.068%	3.723%
2023	4.414%	4.853%
2024	5.463%	6.196%
2025	8.227%	5.470%
2026 Q1	9.231%	5.287%

## 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 Sturm 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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