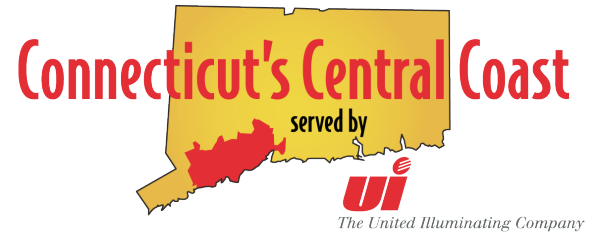
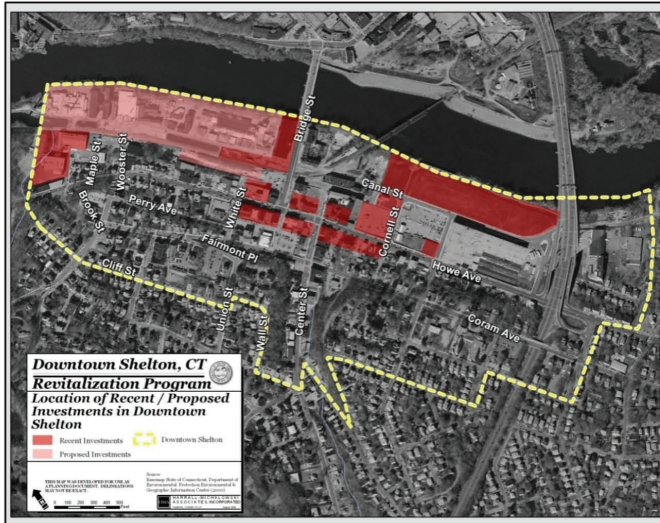


Downtown Shelton Site



Town: Shelton
Zip Code: 06484
Address: Canal Street
Property Type: Mixed Use, Office,
Commercial, Residential
Acres: 5
Sale: TBD
Lease: NA

Land

Previous Use: Heavy Industrial
Environmental Assessment: Under Remediation
Property Tax Rate: 18.61 mills
Special Taxing Zone: No
Zoning: Riverfront Development District
Adjacent Acres for Expansion: None
Topography: Flat
Largest Tract: 5 acres
Preliminary Engineering: Yes

Utilities

Natural Gas/Provider: Yankee Gas
Size of Gas Line:
Gas Pressure (PSI):
Distance from Site: On-Site
Water Provider: Aquarion
Size of Water Main:
Distance from Site: On-Site
Sewer Provider: City
Size of Sewer Main:
Distance from Site: On-Site
Electric Service Provider: UI
Distribution Voltage:
Amps:
Phase:
Dual Feed:
Fiber: Yes

Transportation

Distance to Highway: 2 miles to Rte. 8
Access Roads: Canal Street, Howe Avenue
Freight Rail Service: 1 mile
Distance to Port: 7 miles
Distance to Airport: 14 miles
Distance to Commuter Rail: 1 mile

Notes

This site is part of a riverfront redevelopment plan that has been in place for several years. Other buildings/sites have already been remediated and are now upscale condos and apartments. The area features a river walk as well. This site is considered phase 2 of the overall project.

Contact:

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