

# INDUSTRIAL BUILDING FOR SALE

105 Cascade Blvd, Milford, CT



To arrange a tour contact:  
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**SIOR** Individual Members  
Society of Industrial & Office Realtors

**VIDAL/WETTENSTEIN, LLC**



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



# 105 Cascade Blvd, Milford, CT

## FABULOUS OPPORTUNITY FOR OWNER/USER

### PROPERTY DETAILS

Building Area: 5,796± SF

Land Area: 1.39acre

Zoning: ID

Restrooms: three restrooms, one with a shower

Ceiling Height: 14'

Age: 1985

Amps: 600 amp, Phase: 3 phase (added transformer)

Drive in Door: 1 - 10' drive in

Gas: Yes, gas heat AC: Yes

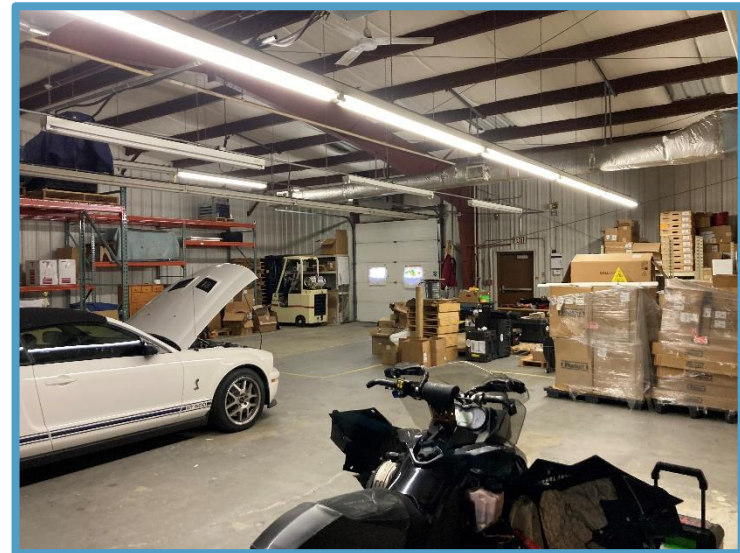
Water: City Water and Septic

Taxes: \$11,741.44 (\$2.02)

Sale Price: \$700,000

*Rare industrial/flex building for sale,  
minutes from exit #41 I-95.*

4,200 SF industrial space, 1,596 SF office space



Location: Convenient to exit 41, I-95



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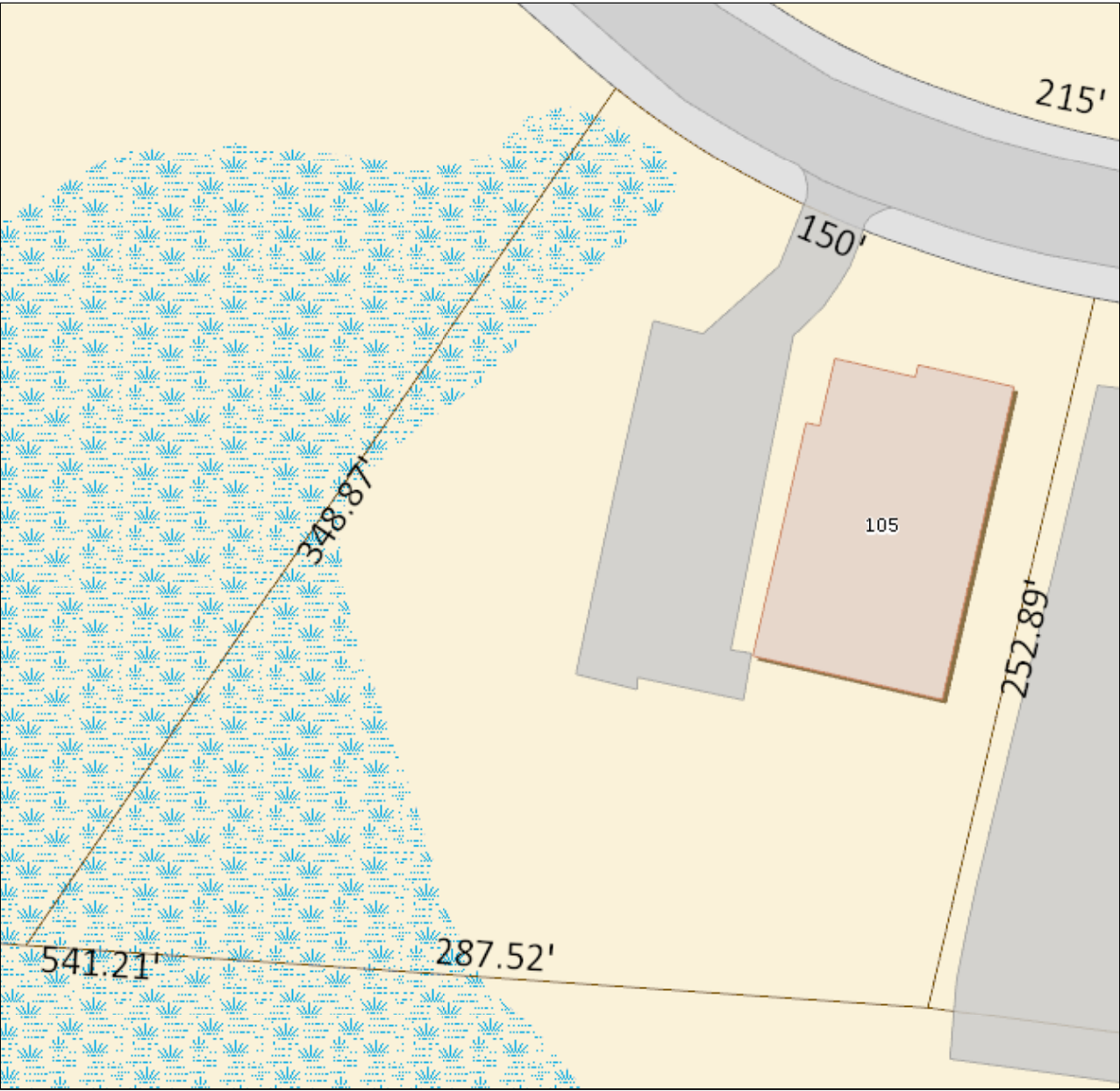
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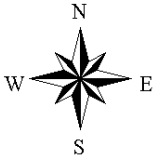
Date Printed: 5/1/2023



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Approximate Scale: 1 inch = 50 feet



## General

ACS, 2015–2019	Milford	State
Land Area <i>mi<sup>2</sup></i>	22	4,842
Population Density <i>people per mi<sup>2</sup></i>	2,449	738
Number of Households	22,451	1,370,746
Median Age	45.7	41.0
Median Household Income	\$91,799	\$78,444
Poverty Rate	5%	10%

## Economy

### Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Retail Trade	5,506	290	\$34,252
2 Health Care & Social Assistance	3,024	172	\$48,111
3 Manufacturing	3,010	146	\$71,149
4 Accommodation & Food Services	2,850	182	\$20,865
5 Admin. & Support & Waste Mgmt	1,893	120	\$35,424
All Industries	27,752	2,146	\$54,252

### SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 6,919

New Business Registrations by Year

2001	371	2006	420	2011	372	2016	396
2002	416	2007	432	2012	346	2017	453
2003	394	2008	354	2013	361	2018	464
2004	492	2009	365	2014	426	2019	487
2005	445	2010	338	2015	384	2020	507

### Key Employers

Data from municipalities, 2021

- Servicom Llc
- Milford Hospital
- Schick-Wilkinson Sword
- Subway World Headquarters
- Doctor'S Associates Inc

## Demographics

ACS, 2015–2019

### Age Distribution

		State
Under 10	4,685 9%	11%
10 to 19	5,534 10%	13%
20 to 29	6,548 12%	13%
30 to 39	7,269 13%	12%
40 to 49	6,332 12%	13%
50 to 59	9,286 17%	15%
60 to 69	7,573 14%	12%
70 to 79	4,526 8%	7%
80 and over	2,575 5%	5%

### Race and Ethnicity

		State
Asian <i>Non-Hispanic (NH)</i>	7%	4%
Black <i>NH</i>	3%	10%
Hispanic or Latino/a <i>Of any race</i>	6%	16%
White <i>NH</i>	83%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

### Language Spoken at Home

	Milford	State
English	78	87%
Spanish	3	12%

### Educational Attainment

	Milford	State
High School Diploma Only	25	27%
Associate Degree	8	8%
Bachelor's Degree	22	25%
Master's Degree or Higher	17	18%

## Housing

ACS, 2015–2019

	Milford	State
Median Home Value	\$313,400	\$275,400
Median Rent	\$1,574	\$1,180
Housing Units	24,417	1,516,629

Owner-Occupied  
Detached or Semi-Detached  
Vacant

	Milford	State
Owner-Occupied	66	74%
Detached or Semi-Detached	64	74%
Vacant	8	10%

## Schools

CT Department of Education, 2020-21

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Milford School District	PK-12	5,433	182	93%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Milford School District	61%	68%
Statewide	48%	56%

## Labor Force

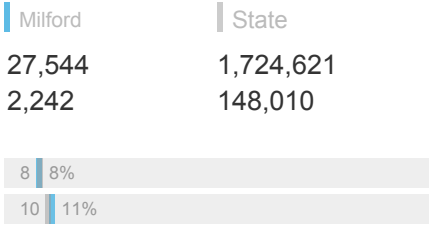
CT Department of Labor, 2020

	Milford	State
Employed	27,544	1,724,621
Unemployed	2,242	148,010

Unemployment Rate

Self-Employment Rate\*

\*ACS, 2015–2019



## Catchment Areas of 15mi, 30mi, and 60mi



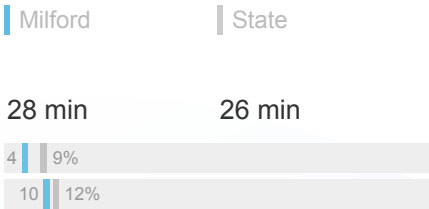
## Access

ACS, 2015–2019

Mean Commute Time *Pre-Covid* 28 min 26 min

No Access to a Car

No Internet Access



## Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *Pre-Covid*



## Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-  
Milford Transit District  
Metro-North

## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$229,067,000
Property Tax Revenue	\$181,284,000
per capita	\$3,311
per capita, as % of state av.	109%
Intergovernmental Revenue	\$33,542,000
Revenue to Expenditure Ratio	102%

Boston\*

### Municipal Expenditure

Total Expenditure	\$223,527,000
Educational	\$133,893,000
Other	\$89,634,000

### Grand List

Equalized Net Grand List	\$9,373,441,511
per capita	\$171,483
per capita, as % of state av.	112%
Comm./Indust. Share of Net Grand List	20%

Actual Mill Rate	27.79
Equalized Mill Rate	19.31

### Municipal Debt

Moody's Rating	Aa1
Total Indebtness	\$163,429,000
per capita	\$2,990
per capita, as % of state av.	116%
as percent of expenditures	73%

Annual Debt Service	\$17,479,000
as % of expenditures	8%

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[ctdata.org/sitefinder](https://ctdata.org/sitefinder)

## About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from [profiles.ctdata.org](https://profiles.ctdata.org).

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org).

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