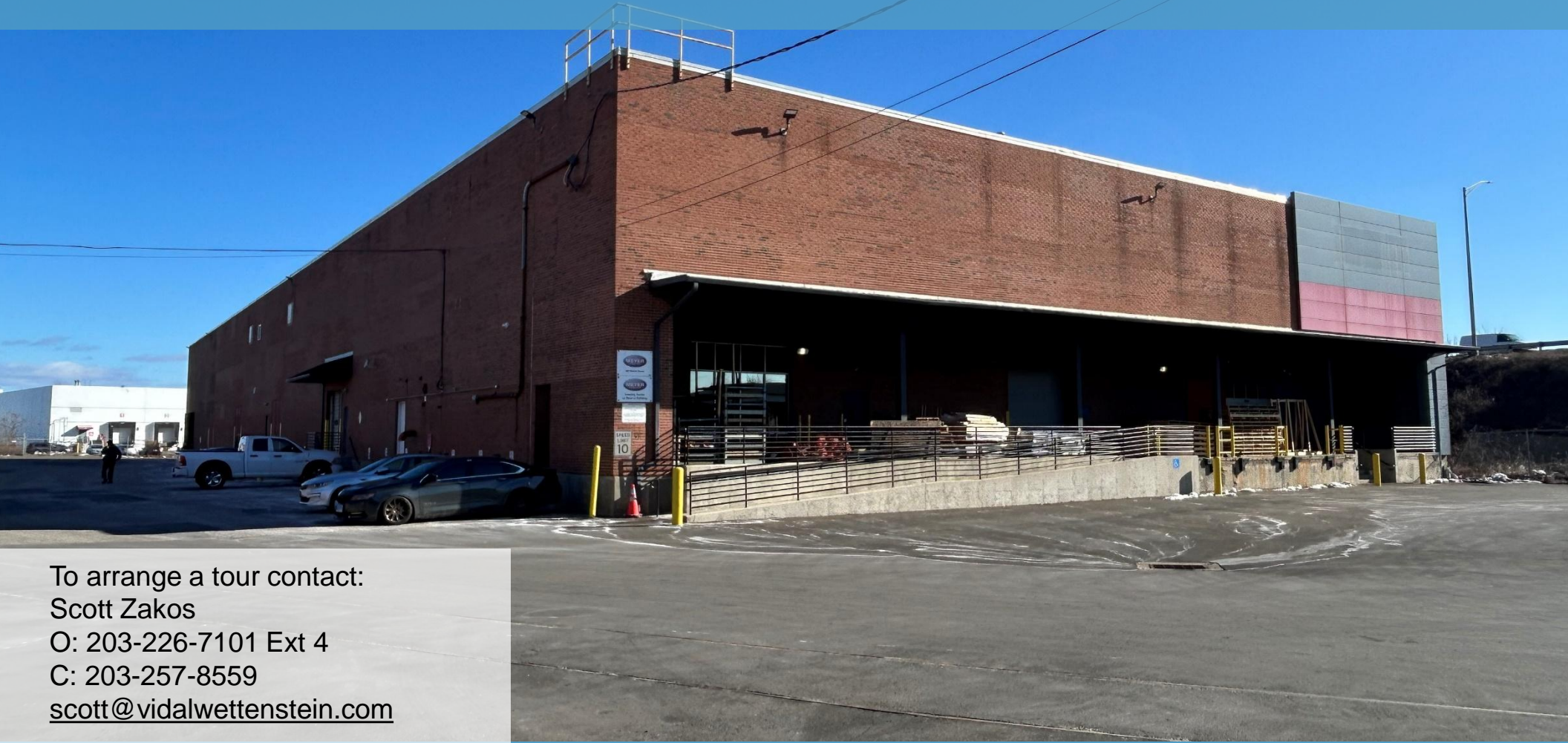


INDUSTRIAL SPACE FOR LEASE

120 Moffitt Street, Stratford, CT



To arrange a tour contact:
Scott Zakos
O: 203-226-7101 Ext 4
C: 203-257-8559
scott@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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.

120 Moffitt Street, Stratford, CT

RARE HIGH –BAY WAREHOUSE / MANUFACTURING *Single Tenant Building*

Property Highlights:

- Well maintained property with many uses including; warehouse distribution and manufacturing
- One story masonry building
- Ample space for truck turnaround
- Asking rate: \$11.95 PSF + NNN (\$3.25 PSF)
- Separately metered electric & gas
- Visible from I-95
- I-95 traffic count is: 108,000 vehicles per day



Location:

Easy access from I-95 Exit 30 & 31, Surf Avenue/
Honeyspot Road

SPACE DETAILS

Space Area: 41,707± SF

Zoning: MA Zone

Parking: in common 55±

Office/mezzanine: 2,500± SF

Loading: 4' loading docks

Power: 400 amps, 3 phase

Sprinkler: yes

Ceiling Height: 28' clear

Water/ Sewer: City

Column: 43' x 25' bays

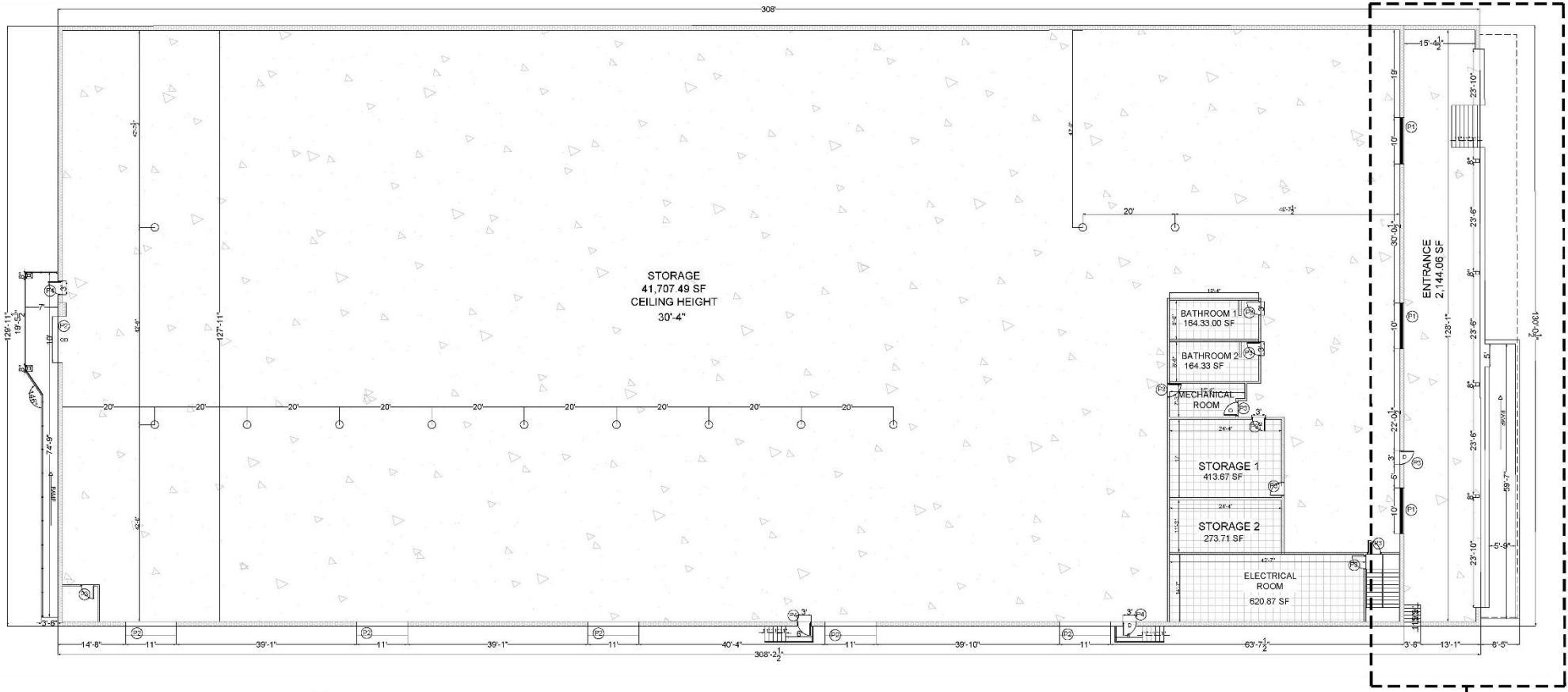
120 Moffitt Street, Stratford, CT



120 Moffitt Street, Stratford, CT



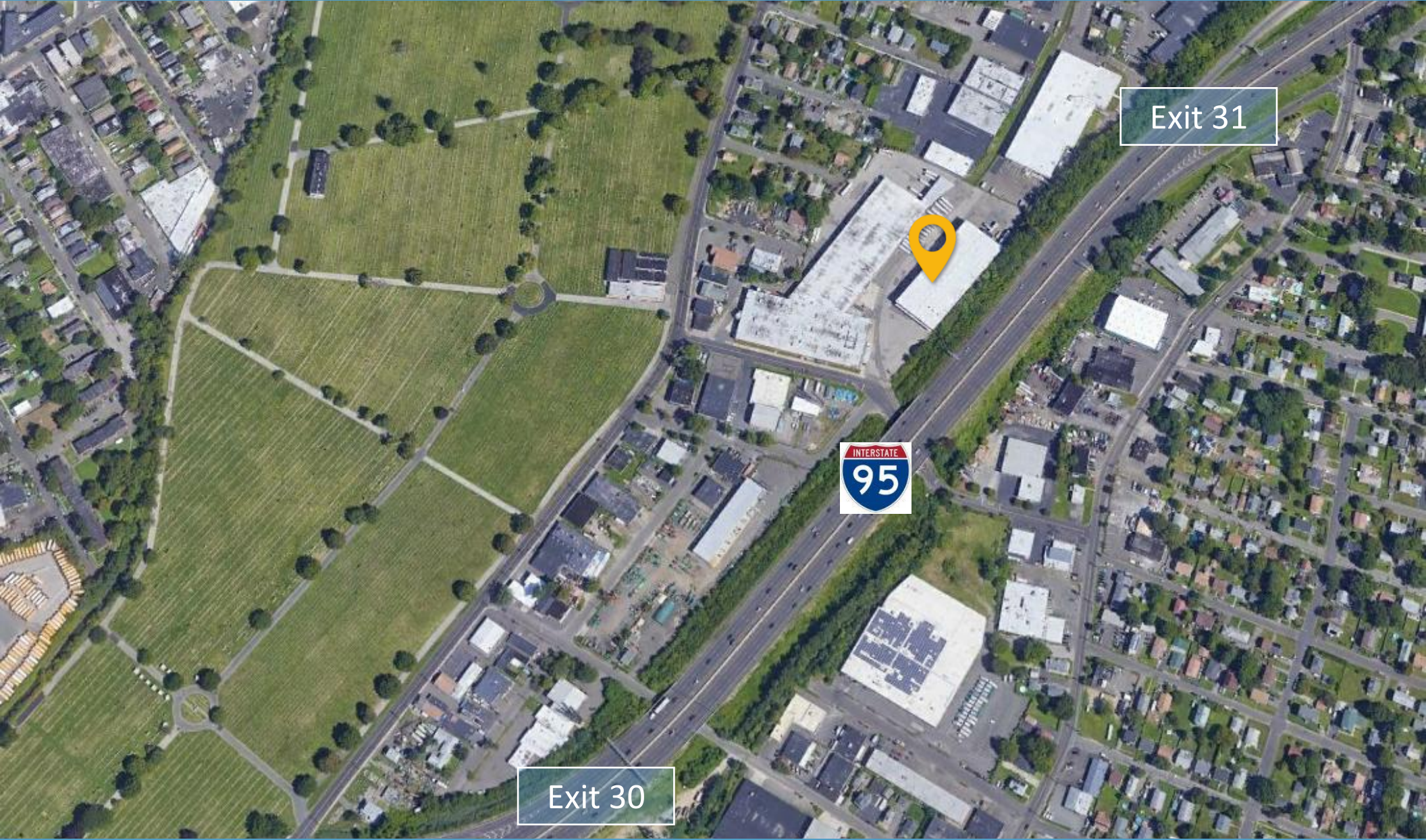
120 Moffitt Street, Stratford, CT



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120 Moffitt Street, Stratford, CT



Exit 31



Exit 30

VIDAL/WETTENSTEIN, LLC

SIOR Individual Members
Society of Industrial & Office Realtors



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Stratford, Connecticut

General

ACS, 2018–2022	Stratford	State
Current Population	52,436	3,611,317
Land Area <i>mi</i> ²	17	4,842
Population Density <i>people per mi</i> ²	3,000	746
Number of Households	20,821	1,409,807
Median Age	47	41
Median Household Income	\$91,025	\$90,213
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Manufacturing	8,914	
<i>Transportation Equipment Mfg</i>		74%
2 Health Care and Social Assistance	3,923	
<i>Ambulatory Health Care Services</i>		40%
3 Transportation and Warehousing	3,214	
<i>Truck Transportation</i>		26%
4 Government	3,064	
<i>Local Government</i>		77%
5 Retail Trade	2,101	
<i>General Merchandise Retailers</i>		26%
Total Jobs, All Industries	29,695	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	389	547	674	699	723

Total Active Businesses 4,751

Key Employers

Data from Municipalities, 2024

- Sikorsky, A Lockheed Martin Company
- Two Roads Brewing Company
- Ashcroft Industries
- Nuovo Pasta
- Kubtec

Demographics

ACS, 2018–2022

Age Distribution

Age Group	Stratford	State
Under 10	4,387 (8%)	11%
10 to 19	5,923 (11%)	13%
20 to 29	5,664 (11%)	13%
30 to 39	6,376 (12%)	13%
40 to 49	5,988 (11%)	12%
50 to 59	8,307 (16%)	14%
60 to 69	8,015 (15%)	13%
70 to 79	4,873 (9%)	7%
80 and over	2,903 (6%)	4%

Race and Ethnicity

Race/Ethnicity	Stratford	State
Asian	1%	5%
Black	9%	10%
Hispanic or Latino/a	14%	17%
White	73%	64%
Other	3%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

Language	Stratford	State
English	77%	83%
Spanish	9%	12%

Educational Attainment

Attainment Level	Stratford	State
High School Diploma Only	26%	29%
Associate Degree	8%	8%
Bachelor's Degree	22%	23%
Master's Degree or Higher	16%	19%

Housing

ACS, 2018–2022

Metric	Stratford	State
Median Home Value	\$323,800	\$323,700
Median Rent	\$1,554	\$1,374
Housing Units	22,083	1,531,332

Ownership Type	Stratford	State
Owner-Occupied	66%	83%
Detached or Semi-Detached	65%	78%
Vacant	6%	8%

Schools

CT Department of Education, 2023-24

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Stratford School District	PK-12	6,743	193	93%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

Assessment	Stratford School District	Statewide
Math	28%	42%
ELA	39%	48%

Stratford, Connecticut

Labor Force

CT Department of Labor, 2023

	Stratford	State
Employed	25,867	1,822,090
Unemployed	1,205	71,113

Unemployment Rate



Self-Employment Rate*



*ACS, 2018–2022

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

Massachusetts



Population within 45 minutes: 1,514,411

Access

ACS, 2018–2022

	Stratford	State
Mean Commute Time *	29 min	26 min
No Access to a Car	5 9%	
No Internet Access	8 8%	

Commute Mode

Public Transport	4 4%
Walking or Cycling	1 3%
Driving	80 82%
Working From Home *	12 13%

Public Transit

CT transit Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$245,146,997
Property Tax Revenue	\$190,726,606
per capita	\$3,616
per capita, as % of state avg.	113%
Intergovernmental Revenue	\$49,714,746
Revenue to Expenditure Ratio	100%

Municipal Expenditure

Total Expenditure	\$245,028,124
Educational	\$132,123,348
Other	\$112,904,776

Grand List

Equalized Net Grand List	\$6,820,084,632
per capita	\$130,483
per capita, as % of state avg.	80%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	39.64
Equalized Mill Rate	27.71

Municipal Debt

Moody's Rating (2023)	A2
S&P Rating (2023)	AA-
Total Indebtedness	\$293,162,209
per capita	\$5,609
per capita, as % of state avg.	206%
as percent of expenditures	120%
Annual Debt Service	\$32,953,327
as % of expenditures	13%



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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 data are available from profiles.ctdata.org

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