

200 Cascade Boulevard, Milford Connecticut

FOR LEASE



Located directly off exit 41 Interstate 95 and minutes from Merritt Parkway, I-91 and Route 34, between Fairfield & New Haven Counties. Excellent labor force and ideal for many users, including light industrial, flex, research & development, machine shop, warehousing.

For additional information please contact Scott Zakos
203-226-7101 Ext 4 - scott@vidalwettenstein.com

Available: 22,242± SF

Building: Total of 46,000 SF built in 1987

Office: 2/3 office

Zone: CBDD zone (Cascade Boulevard Design District)

Land: 3 acres±, (104,000 sq/ft of land)

Loading: Three 8'x8' loading docks

Parking Spaces: 105 parking spaces in common

Clear Height: 16' clear to the underside of the steel

Air Conditioned: 100% fully air conditioned (roof mounted)

Sprinklered: 100% Sprinklered (wet system)

Columns: Minimal columns in the shop area.

Electric: 1,200 AMPS 480 Volt 3 Phase, total building

Utilities: City Water/Sewer

Lease: \$12.75 PSF modified gross

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



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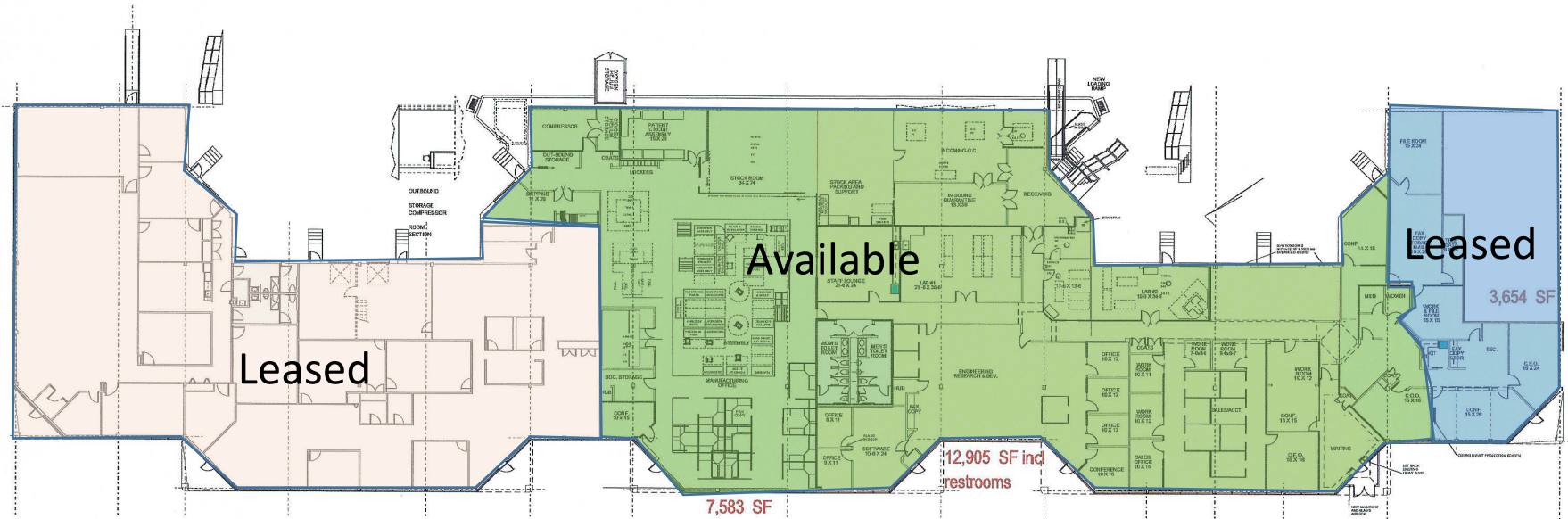
Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

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S I O R

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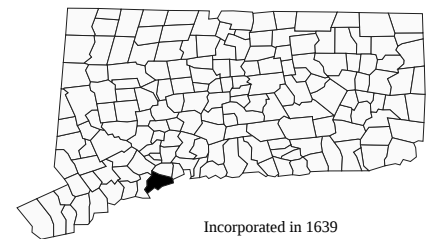
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Milford, Connecticut

CERC Town Profile 2019 *Produced by Connecticut Data Collaborative*

City Hall
70 West River St.
Milford, CT 06460
(203) 783-3215

Belongs To
New Haven County
LMA Bridgeport - Stamford
South Central Planning Area



Incorporated in 1639

Demographics

Population

	Town	County	State
2000	52,305	824,008	3,405,565
2010	52,759	862,477	3,574,097
2013-2017	53,867	862,127	3,594,478
2020	51,054	898,514	3,604,591
'17 - '20 Growth / Yr	-1.8%	1.3%	0.1%

	Town	County	State
Land Area (sq. miles)	22	605	4,842
Pop./Sq. Mile (2013-2017)	2,429	1,426	742
Median Age (2013-2017)	45	40	41
Households (2013-2017)	21,634	327,402	1,361,755
Med. HH Inc. (2013-2017)	\$86,382	\$64,872	\$73,781

	Town	State
Veterans (2013-2017)	3,173	180,111

Age Distribution (2013-2017)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	2,542 5%	5,232 10%	5,627 10%	13,640 25%	17,018 32%	9,808 18%	53,867 100%
County	45,072 5%	100,549 12%	120,727 14%	216,208 25%	240,037 28%	139,534 16%	862,127 100%
State	186,188 5%	432,367 12%	495,626 14%	872,640 24%	1,031,900 29%	575,757 16%	3,594,478 100%

Race/Ethnicity (2013-2017)

	Town	County	State
White Non-Hisp	45,032	553,000	2,446,049
Black Non-Hisp	1,553	105,661	350,820
Asian Non-Hisp	2,810	33,678	154,910
Native American Non-Hisp	9	783	5,201
Other/Multi-Race Non-Hisp	843	20,448	84,917
Hispanic or Latino	3,620	148,446	551,916

	Town	County	State
Poverty Rate (2013-2017)	6.1%	12.1%	10.1%

Educational Attainment (2013-2017)

	Town	County	State
High School Graduate	10,965 27%	673,582 27%	
Associates Degree	3,087 8%	188,481 8%	
Bachelors or Higher	16,739 41%	953,199 38%	

Economics

Business Profile (2018)

Sector	Units	Employment
Total - All Industries	2,125	27,616
23 - Construction	173	1,124
31-33 - Manufacturing	144	3,189
44-45 - Retail Trade	302	5,552
62 - Health Care and Social Assistance	172	3,293
72 - Accommodation and Food Services	184	2,833
Total Government	31	2,477

Top Five Grand List (2018)

	Amount
CONNECTICUT POST MALL	\$140,446,262
EVERSOURCE	\$101,269,173
MILFORD CROSSING INVESTORS LLC	\$62,947,350
WOLFF	\$48,512,593
SMITH REAL ESTATE	\$32,758,071
Net Grand List (SFY 2016-2017)	\$6,441,741,123

Major Employers (2014)

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

Education

2018-2019 School Year

	Grades	Enrollment
Milford School District	PK-12	5635

Smarter Balanced Test Percent Above Goal (2017-2018)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	71.2%	53.8%	62.5%	51.3%	51.8%	43.0%
ELA	61.3%	53.1%	61.0%	54.9%	64.3%	56.1%

Pre-K Enrollment (PSIS)

	2018-2019
Milford School District	228

4-Year Cohort Graduation Rate (2017-2018)

	All	Female	Male
Connecticut	88.3%	91.8%	85.1%
Milford School District	93.1%	94.7%	91.8%

Rate of Chronic Absenteeism (2017-2018)

	All
Connecticut	10.7%
Milford School District	7.9%

Public vs Private Enrollment (2013-2017)

	Town	County	State
Public	82.7%	88.2%	86.8%
Private	17.3%	11.8%	13.2%

Milford, Connecticut

CERC Town Profile 2019



Connecticut
Economic
Resource Center

Government

Government Form: Mayor - Council

Total Revenue (2017)	\$226,887,000	Total Expenditures (2017)	\$219,337,000	Annual Debt Service (2017)	\$16,234,000
Tax Revenue	\$179,444,000	Education	\$131,763,000	As % of Expenditures	7.4%
Non-tax Revenue	\$47,443,000	Other	\$87,574,000	Eq. Net Grand List (2017)	\$9,595,765,061
Intergovernmental	\$34,484,000	Total Indebtedness (2017)	\$158,116,000	Per Capita	\$176,043
Per Capita Tax (2017)	\$3,282	As % of Expenditures	72.1%	As % of State Average	116.6%
As % of State Average	111.9%	Per Capita	\$2,901	Moody's Bond Rating (2017)	Aa1
		As % of State Average	115.4%	Actual Mill Rate (2017)	27.84
				Equalized Mill Rate (2017)	18.64
				% of Net Grand List Com/Ind (2017)	18.8%

Housing/Real Estate

Housing Stock (2013-2017)

	Town	County	State
Total Units	23,571	365,546	1,507,711
% Single Unit (2013-2017)	68.0%	53.6%	59.2%
New Permits Auth (2017)	194	750	4,547
As % Existing Units	0.8%	0.2%	0.3%
Demolitions (2017)	24	202	1,403
Home Sales (2017)	546	4,763	21,880
Median Price	\$303,200	\$244,400	\$270,100
Built Pre-1950 share	29.4%	33.2%	29.3%
Owner Occupied Dwellings	16,525	204,037	906,798
As % Total Dwellings	76.4%	62.3%	66.6%
Subsidized Housing (2018)	1,219	46,013	167,879

Distribution of House Sales (2017)

	Town	County	State
Less than \$100,000	8	106	536
\$100,000-\$199,999	17	1,232	5,237
\$200,000-\$299,999	225	1,785	6,681
\$300,000-\$399,999	172	888	3,863
\$400,000 or More	124	752	5,563

Rental (2013-2017)

	Town	County	State
Median Rent	\$1,539	\$1,100	\$1,123
Cost-burdened Renters	51.9%	54.5%	52.3%

Labor Force

	Town	County	State
Residents Employed	29,314	438,576	1,827,070
Residents Unemployed	1,145	20,171	78,242
Unemployment Rate	3.8%	4.4%	4.1%
Self-Employed Rate	11.1%	8.5%	10.0%
Total Employers	2,125	24,958	122,067
Total Employed	27,616	366,848	1,673,867

Connecticut Commuters (2015)

Commuters Into Town From:		Town Residents Commuting To:	
Milford, CT	6,173	Milford, CT	6,173
Bridgeport, CT	2,449	New Haven, CT	2,473
West Haven, CT	2,399	Bridgeport, CT	2,116
New Haven, CT	1,621	Stratford, CT	1,999
Stratford, CT	1,576	Shelton, CT	1,160
Shelton, CT	974	Fairfield, CT	988
Hamden, CT	925	West Haven, CT	856

Quality of Life

Crime Rates (per 100,000 residents) (2017)

	Town	State
Property	1,756	1,777
Violent	44	228

Disengaged Youth (2013-2017)

	Town	State
Female	2.7%	4.2%
Male	1.0%	5.6%

	Town
Library circulation per capita	4.66

Distance to Major Cities

	Miles
Hartford	42
New York City	61
Providence	94
Boston	130
Montreal	299

Residential Utilities

Electric Provider	The United Illuminating Co. (800) 257-0141
Gas Provider	Southern Connecticut Gas Company (800) 659-8299
Water Provider	South Central CT Regional Water Auth. (203) 562-4020
Cable Provider	Cablevisions Systems of Southern CT (203) 336-2225