

Hi-Bay Warehouse for Lease

205 Spring Hill Road, Monroe, CT



Conceptual drawing.

Many options are open
for consideration.

Building to be Built, Ready for Occupancy
4th Qtr. 2024

To arrange a tour contact:

Bruce Wettenstein, SIOR

203-226-7101 Ext 2

bruce@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.

205 Spring Hill Road, Monroe, CT

Building to be Built, Ready for Occupancy 4th Qtr. 2024

PROPERTY DETAILS

Building Area: 30,400± SF – offices tbd

Land Area: 3.13 acres in Monroe

Zoning: IL

Parking: 25±

Sprinklered: wet system

Loading: 2 Loading docks with levelers and multiple drive in doors size tbd

Clear height: 28' clear

Gas: Nature gas

City water and septic

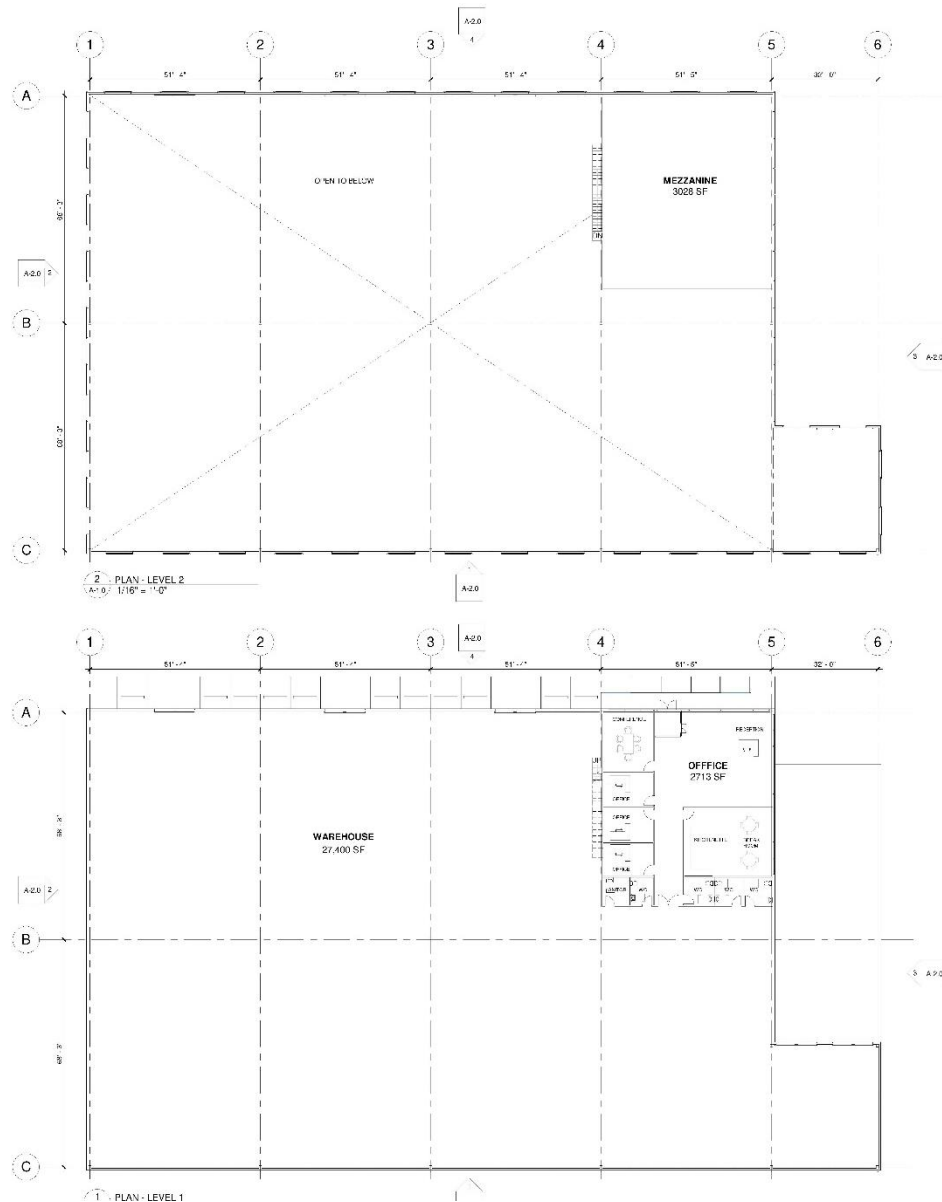
Taxes: tbd

Lease Price: \$12.50 NNN

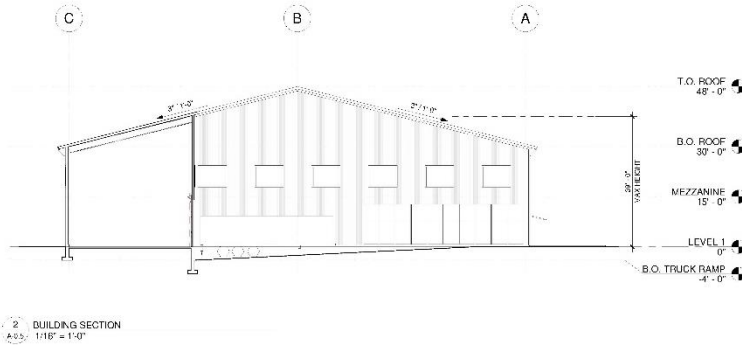


Location: 1 mile to Rt 25 connector and I-95.
the property is in Monroe but you have to go down a driveway in Trumbull to access it

205 Spring Hill Road, Monroe, CT



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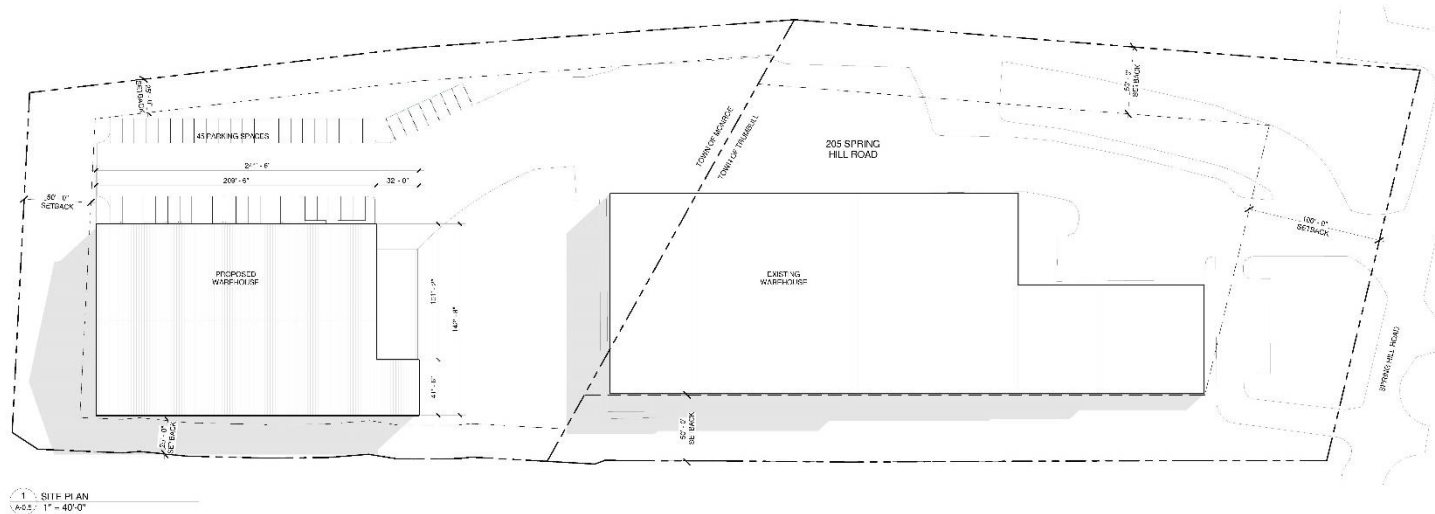
ZONING CHART - MONROE

1 - 1 DESIGN INDUSTRIAL ZONE	REQUIRED/ ALLOWABLE	EXISTING	CHANGE	PROVIDED
MINIMUM LOT SIZE	1 ACRE	3.31 ACRES		3.31 ACRES
MINIMUM STREET FRONTAGE	120'	NA		NA
MINIMUM FRONT YARD	50'	0'		0'
MINIMUM SIDE YARD	25'	118.32'	- 91.57'	26.75'
MINIMUM REAR YARD	50'	436.17'	- 381.51'	54.66'
MAXIMUM BUILDING COVERAGE	25%	3%	+ 21%	24%
MAXIMUM BUILDING HEIGHT	40'	33.9'	+ 6.1'	39'

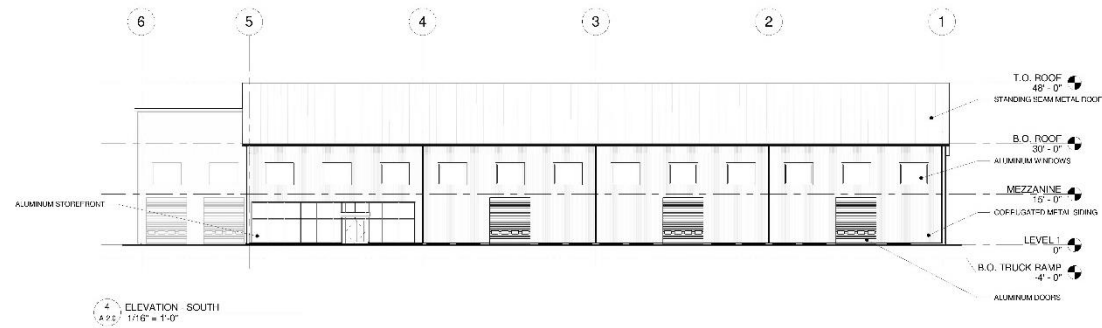
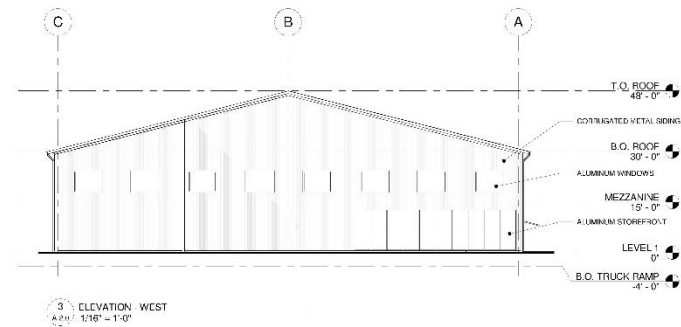
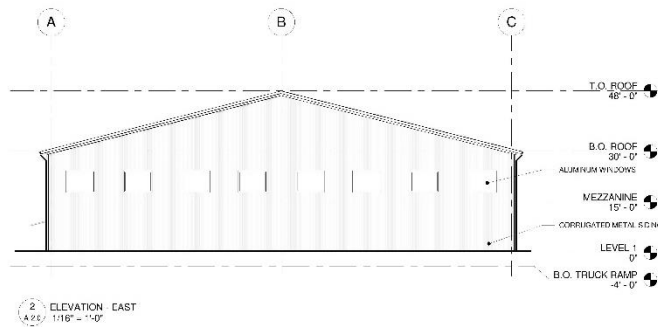
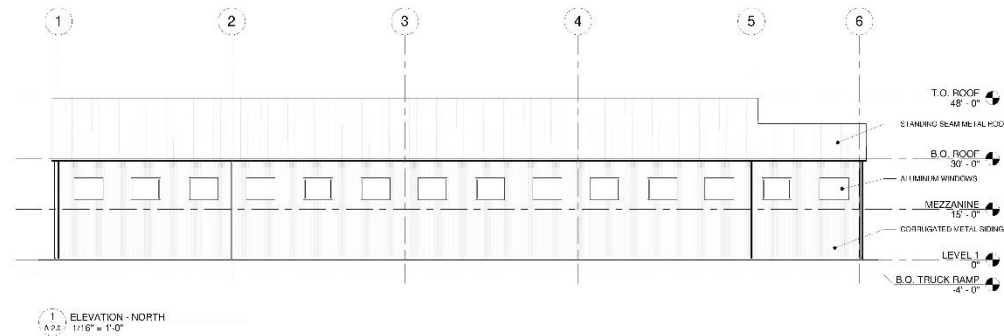
ZONING CHART - TRUMBULL

1 - 1P INDUSTRIAL ZONE	REQUIRED/ ALLOWABLE	EXISTING	CHANGE	PROVIDED
MINIMUM LOT SIZE	2 ACRES	3.8 ACRES		3.8 ACRES
MINIMUM STREET FRONTAGE	200'	299.72'		299.72'
MINIMUM FRONT YARD	100'	100.3'		100.3'
MINIMUM SIDE YARD	50'	49.8'		49.8'
MINIMUM REAR YARD	50'	0'		0'
MAXIMUM BUILDING COVERAGE	33.33%	32%		32%
MAXIMUM BUILDING HEIGHT	39'	33.9'		33.9'

GROSS FLOOR AREA	EXISTING	CHANGE	PROVIDED
LEVEL 1	56,856 SF	+ 29,615 SF	86,471 SF
MEZZANINE		+ 2,584 SF	2,584 SF
TOTAL	56,856 SF	+ 32,199 SF	89,055 SF



205 Spring Hill Road, Monroe, CT



Hi-Bay Warehouse for Lease

205 Spring Hill Road, Monroe, CT



Spring Hill Rd. - Memphis, TN 38117-1000 - CF-2.000



1. THE IDENTIFICATION INFORMATION FROM FROM A PLANT IDENTIFIED "REDWOOD" (EUCALYPTUS
GLAUCOCALYX) AND FOR IDENTIFICATION AND ANALYSIS OF EUCALYPTUS GLAUCOCALYX, IDENTIFIED BY
P.O. JAMES W. BROWN, JR.
2. THIS IDENTIFICATION REPORT IS A FINAL REPORT OF THE IDENTIFICATION AND ANALYSIS OF
THE IDENTIFIED PLANT. THE PLANT IS A MEMBER OF THE EUCALYPTACEAE FAMILY. THE PLANT IS
IDENTIFIED AS EUCALYPTUS GLAUCOCALYX, IDENTIFIED BY P.O. JAMES W. BROWN, JR.
3. THE PLANT WAS IDENTIFIED AS A MEMBER OF THE EUCALYPTACEAE FAMILY. THE PLANT IS
IDENTIFIED AS EUCALYPTUS GLAUCOCALYX, IDENTIFIED BY P.O. JAMES W. BROWN, JR.
4. THE IDENTIFICATION REPORT WAS PREPARED BY P.O. JAMES W. BROWN, JR. THE
IDENTIFICATION REPORT WAS PREPARED BY P.O. JAMES W. BROWN, JR.

PROPOSED DEVELOPMENT	EXIST	TYPICAL	PROPOSED
EXISTING WAREHOUSE	1. 20' CLEARANCE TO PEAK OF ROOF 2. 20' WALKWAY TO PEAK OF ROOF	1. 20' CLEARANCE TO PEAK OF ROOF 2. 20' WALKWAY TO PEAK OF ROOF	53 63
PROPOSED INDUSTRIAL BUILDING	1. 20' CLEARANCE TO PEAK OF ROOF 2. 20' WALKWAY TO PEAK OF ROOF	1. 20' CLEARANCE TO PEAK OF ROOF 2. 20' WALKWAY TO PEAK OF ROOF	35 37

[illegible][illegible]

Rev.	Date	Description
Graphic Scale:		



561 Main Street, Newm, CT 06460 T: (203) 886-5455 F: (203) 886-9999
331 Newbury Street, Boston, MA 02115 T: (617) 268-3100 F: (212) 888-9999

Device 2y:	ARM	
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Checked By: LAM

Approved By: EKS

Project #: 21100501

Plan Date: 09/11/23

Scale:	1" = 40'	NOVEL SOURCE, P.L.L. CT 25799
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Project:

PROPOSED

DEVELOPMENT

DEVELOPMENT

Westport CT 0688

sidabauer@state.nj.gov

vidalwettenstein.com



S I O R Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC

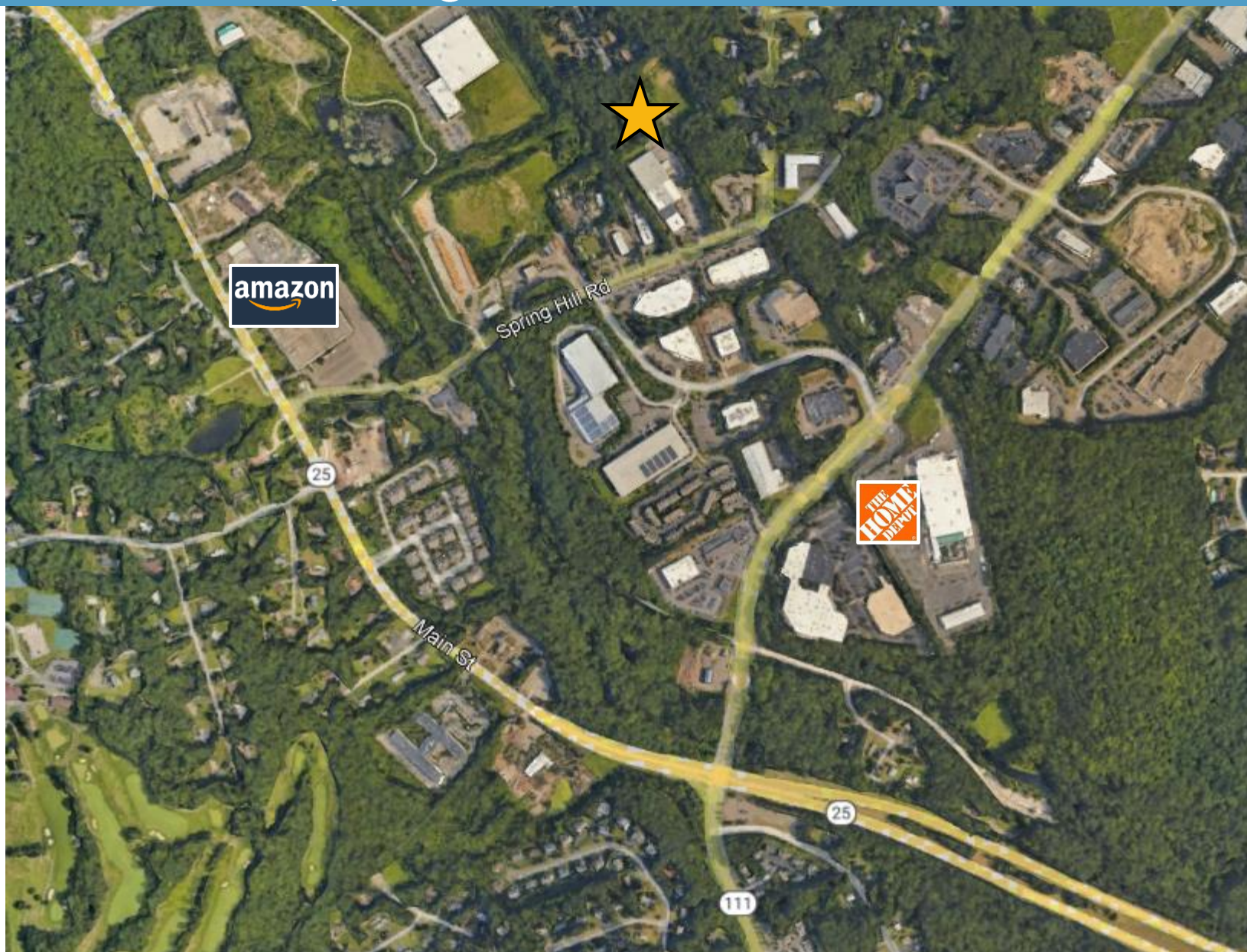


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PROPOSED DEVELOPMENT

205 Spring Hill Road, Monroe, CT



Monroe, Connecticut

General

ACS, 2017–2021	Monroe	State
Current Population	18,927	3,605,330
Land Area <i>mi</i> ²	26	4,842
Population Density <i>people per mi</i> ²	726	745
Number of Households	6,274	1,397,324
Median Age	41	41
Median Household Income	\$127,995	\$83,572
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	1,571	
Local Government		94%
2 Retail Trade	1,158	
Food and Beverage Stores		27%
3 Manufacturing	823	
Computer and Electronic Product Mfg		34%
4 Other Services (except Public Admin)	805	
Private Households		32%
5 Accommodation and Food Services	748	
Food Services and Drinking Places		99%
Total Jobs, All Industries	7,182	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	206	168	171	204	241

Total Active Businesses 2,093

Key Employers

Data from Municipalities, 2023

- 1 Victorinox Swiss Army
- 2 Biomerics NLE, LLC
- 3 Sippin Energy Products
- 4 Church Hill Classics LTD
- 5 Benedict's Home and Garden

Demographics

ACS, 2017–2021

Age Distribution

	Monroe	State
Under 10	2,378 13%	11%
10 to 19	2,828 15%	13%
20 to 29	1,715 9%	13%
30 to 39	2,270 12%	12%
40 to 49	2,198 12%	12%
50 to 59	3,481 18%	15%
60 to 69	2,227 12%	12%
70 to 79	1,190 6%	7%
80 and over	640 3%	4%

Race and Ethnicity

	Monroe	State
Asian	5%	5%
Black	3%	10%
Hispanic or Latino/a	9%	17%
White	79%	65%
Other	4%	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

	Monroe	State
English	78 80%	
Spanish	6 12%	

Educational Attainment

	Monroe	State
High School Diploma Only	23 26%	
Associate Degree	8 9%	
Bachelor's Degree	22 26%	
Master's Degree or Higher	18 24%	

Housing

	Monroe	State
Median Home Value	\$385,900	\$286,700
Median Rent	\$1,408	\$1,260
Housing Units	6,607	1,527,039

	Monroe	State
Owner-Occupied	66 92%	
Detached or Semi-Detached	65 91%	
Vacant	5 8%	

Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Monroe School District	PK-12	3,398	83	99%
Statewide	-	513,513	19,014	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Monroe School District	60%	76%
Statewide	42%	48%

Monroe, Connecticut

Labor Force

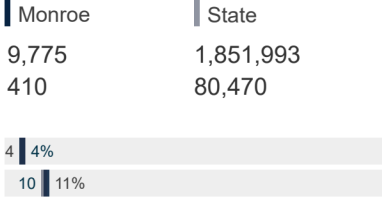
CT Department of Labor, 2022

	Monroe	State
Employed	9,775	1,851,993
Unemployed	410	80,470

Unemployment Rate

Self-Employment Rate*

*ACS, 2017–2021



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

Massachusetts

Providence

Rhode Island

New York



Access

ACS, 2017–2021

	Monroe	State
Mean Commute Time *	33 min	26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *



Public Transit

CT transit Service

Other Public Bus Operations

Train Service



* 5 year estimates include pre-pandemic data

Fiscal Indicators

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

Municipal Revenue

Total Revenue	\$98,907,792
Property Tax Revenue	\$79,305,702
per capita	\$4,216
per capita, as % of state avg.	131%
Intergovernmental Revenue	\$17,496,142
Revenue to Expenditure Ratio	106%

Municipal Expenditure

Total Expenditure	\$93,276,073
Educational	\$64,973,834
Other	\$28,302,239

Grand List

Equalized Net Grand List	\$3,176,321,139
per capita	\$169,277
per capita, as % of state avg.	104%
Commercial/Industrial Share of Net Grand List	10%
Actual Mill Rate	35.48
Equalized Mill Rate	24.91

Municipal Debt

Moody's Rating (2023)	Aa2
S&P Rating (2023)	AAA
Total Indebtedness	\$25,902,686
per capita	\$1,380
per capita, as % of state avg.	51%
as percent of expenditures	28%
Annual Debt Service	\$6,212,908
as % of expenditures	7%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties. advancect.org/site-selection/ct-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 data are available from profiles.ctdata.org

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Trumbull, Connecticut

General

ACS, 2017–2021	Trumbull	State
Current Population	36,830	3,605,330
Land Area <i>mi</i> ²	23	4,842
Population Density <i>people per mi</i> ²	1,585	745
Number of Households	12,282	1,397,324
Median Age	42	41
Median Household Income	\$138,801	\$83,572
Poverty Rate	4%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Retail Trade	3,574	
Motor Vehicle and Parts Dealers		33%
2 Government	2,295	
State Government		32%
3 Construction	918	
Construction of Buildings		95%
4 Professional, Scientific, and Tech Svc	766	
Professional, Scientific, and Tech Svc		44%
5 Accommodation and Food Services	754	
Food Services and Drinking Places		100%
Total Jobs, All Industries	13,641	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	294	300	315	415	421

Total Active Businesses 3,837

Key Employers

Data from Municipalities, 2023

- 1 Lockheed Marting/Helicopter Company
- 2 Henkel Corporation
- 3 Image First Healthcare Laundry
- 4 Unilever
- 5 Cooper Surgical

Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Trumbull School District	PK-12	6,920	235	95%
Statewide	-	513,513	19,014	89%

Demographics

ACS, 2017–2021

Age Distribution

	Trumbull	State
Under 10	4,722	11%
10 to 19	5,624	13%
20 to 29	2,982	13%
30 to 39	3,782	12%
40 to 49	5,637	12%
50 to 59	5,358	15%
60 to 69	3,989	12%
70 to 79	2,773	7%
80 and over	1,963	4%

Race and Ethnicity

	Trumbull	State
Asian	7%	5%
Black	4%	10%
Hispanic or Latino/a	9%	17%
White	76%	65%
Other	4%	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

	Trumbull	State
English	78	78%
Spanish	7	12%

Educational Attainment

	Trumbull	State
High School Diploma Only	18	26%
Associate Degree	6	8%
Bachelor's Degree	22	33%
Master's Degree or Higher	18	24%

Housing

ACS, 2017–2021	Trumbull	State
Median Home Value	\$417,600	\$286,700
Median Rent	\$2,063	\$1,260
Housing Units	12,715	1,527,039

	Trumbull	State
Owner-Occupied	66	88%
Detached or Semi-Detached	65	90%
Vacant	3	8%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Trumbull School District	68%	73%
Statewide	42%	48%

Trumbull, Connecticut

Labor Force

CT Department of Labor, 2022

	Trumbull	State
Employed	17,311	1,851,993
Unemployed	693	80,470

Unemployment Rate

Self-Employment Rate*

*ACS, 2017–2021



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

Massachusetts

Providence

Rhode Island

New York

Population within 60 minutes: 1,617,955

Access

ACS, 2017–2021

	Trumbull	State
Mean Commute Time *	32 min	26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *



Public Transit

CT transit Service

Other Public Bus Operations

Train Service

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

* 5 year estimates include pre-pandemic data

Fiscal Indicators

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

Municipal Revenue

Total Revenue	\$190,848,002
Property Tax Revenue	\$162,691,040
per capita	\$4,367
per capita, as % of state avg.	136%
Intergovernmental Revenue	\$21,912,714
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$188,683,955
Educational	\$124,982,957
Other	\$63,700,998

Grand List

Equalized Net Grand List	\$7,234,399,798
per capita	\$195,789
per capita, as % of state avg.	120%
Commercial/Industrial Share of Net Grand List	17%
Actual Mill Rate	34.74
Equalized Mill Rate	22.30

Municipal Debt

Moody's Rating (2023)	Aa2
S&P Rating (2023)	AA+
Total Indebtedness	\$108,319,028
per capita	\$2,932
per capita, as % of state avg.	108%
as percent of expenditures	57%
Annual Debt Service	\$12,441,974
as % of expenditures	7%



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