

INDUSTRIAL/WAREHOUSE BUILDING FOR SALE/LEASE

205 Spring Hill Road, Trumbull, CT



To arrange a tour contact:
Bruce Wettstein, 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.

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POTENTIAL FOR EXPANSION

Neighbors include Amazon, Home Depot, Cooper Surgical and Henkel

Property Details

Existing Building Area: 57,500± SF single story

Planned, to be Built: 30,400± SF bldg.

Totaling: 87,900± SF

Land Area: 7.12 acre

- 3.8 acres in Trumbull
- 3.3 acres in Monroe

Zoning:

- I-II-2 (Ind. Light 2, Trumbull)
- I-1 (Ind. District 1) Monroe

Parking: 80± expandable

Ceiling height: 16'-24' clear

Column spacing: 30' x 40' varies by section

Loading docks: 8 dock w/ levelers, 1 drive-in door

Utilities and Mechanics

HVAC: Single roof unit for office area

Power: 2,000 amps, @ 480 volts, 3 phase

Electric: United Illuminating

Gas: Yes, Southern CT Gas

Water: Aquarion

Sewer: Municipal Town of Trumbull

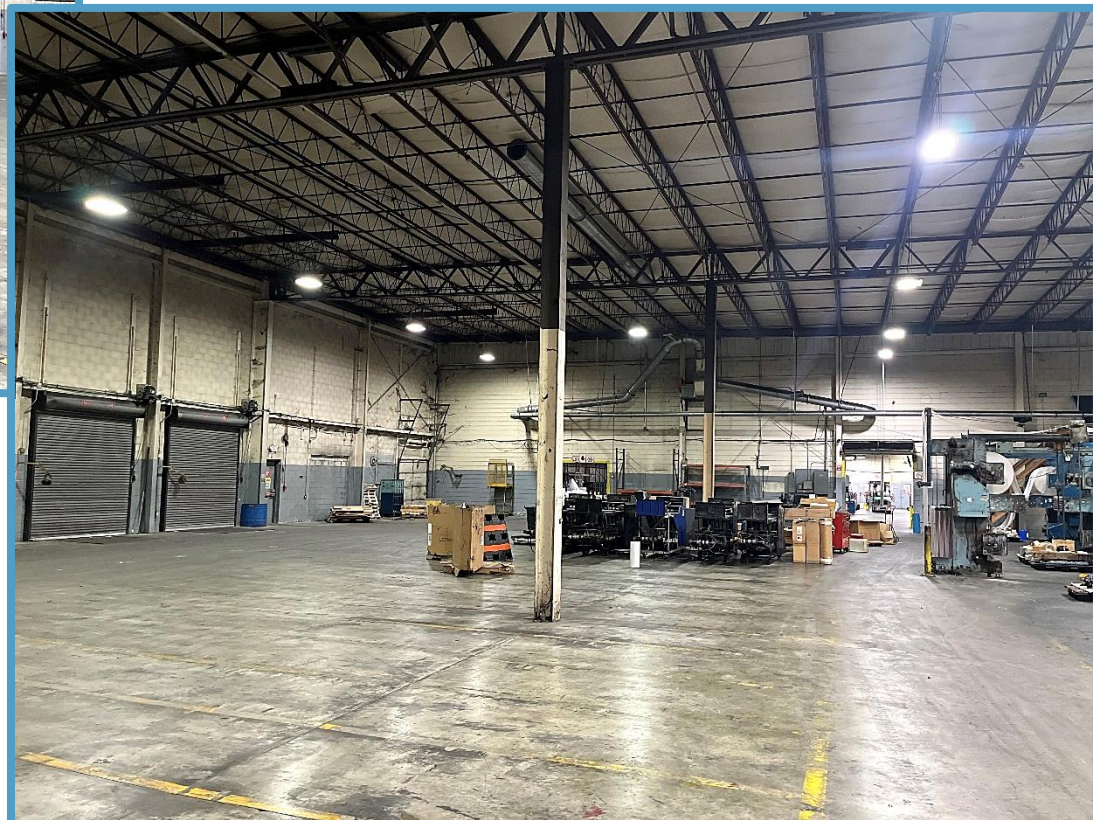
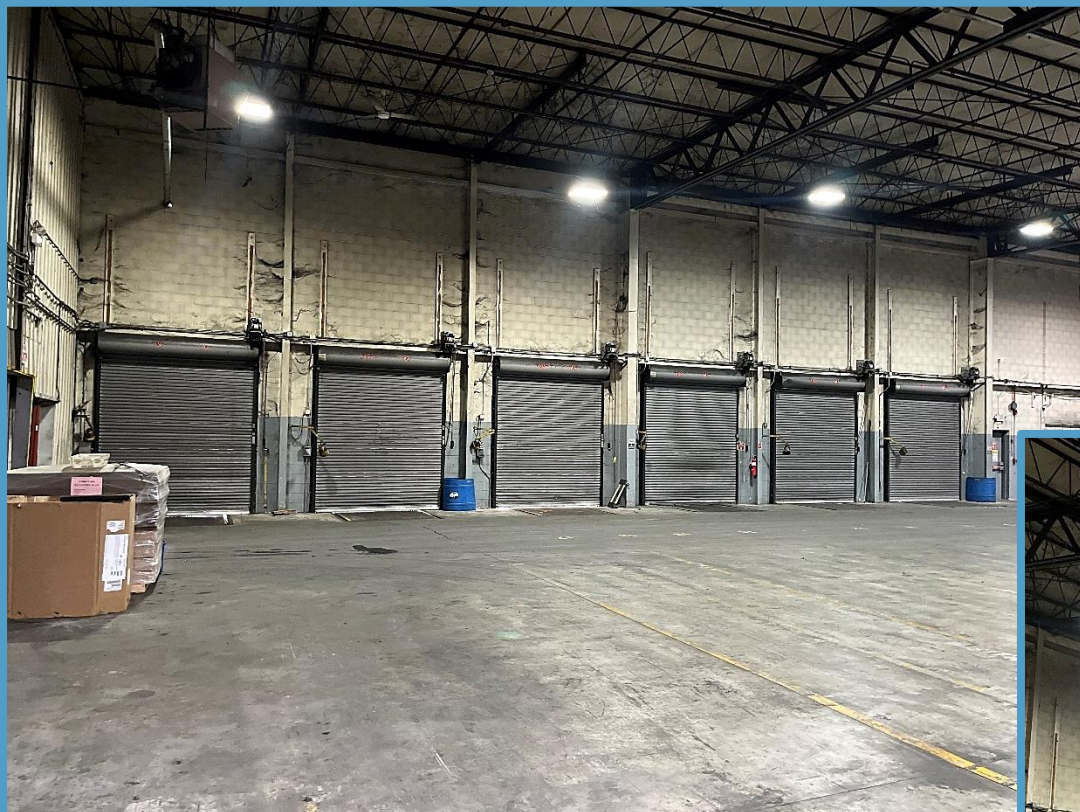
Sprinklers: No

Construction: 11,300 sf was built in 1969, three subsequent additions with the last being done mid 1990's

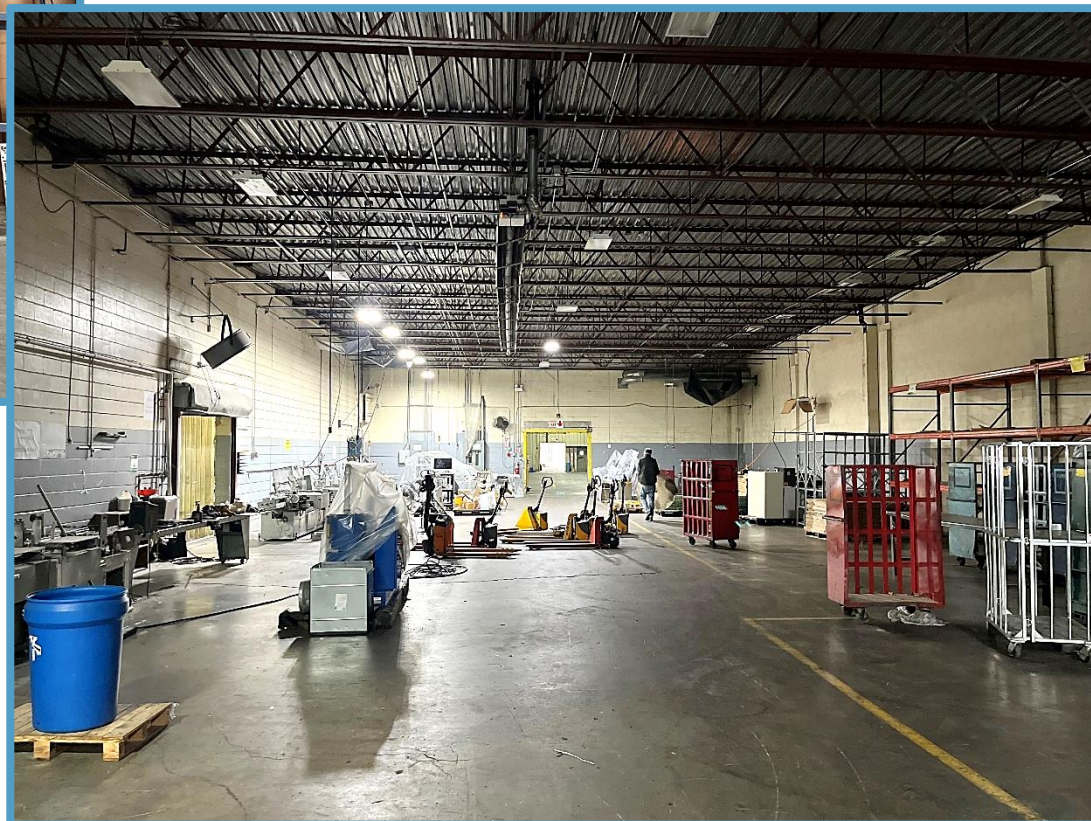
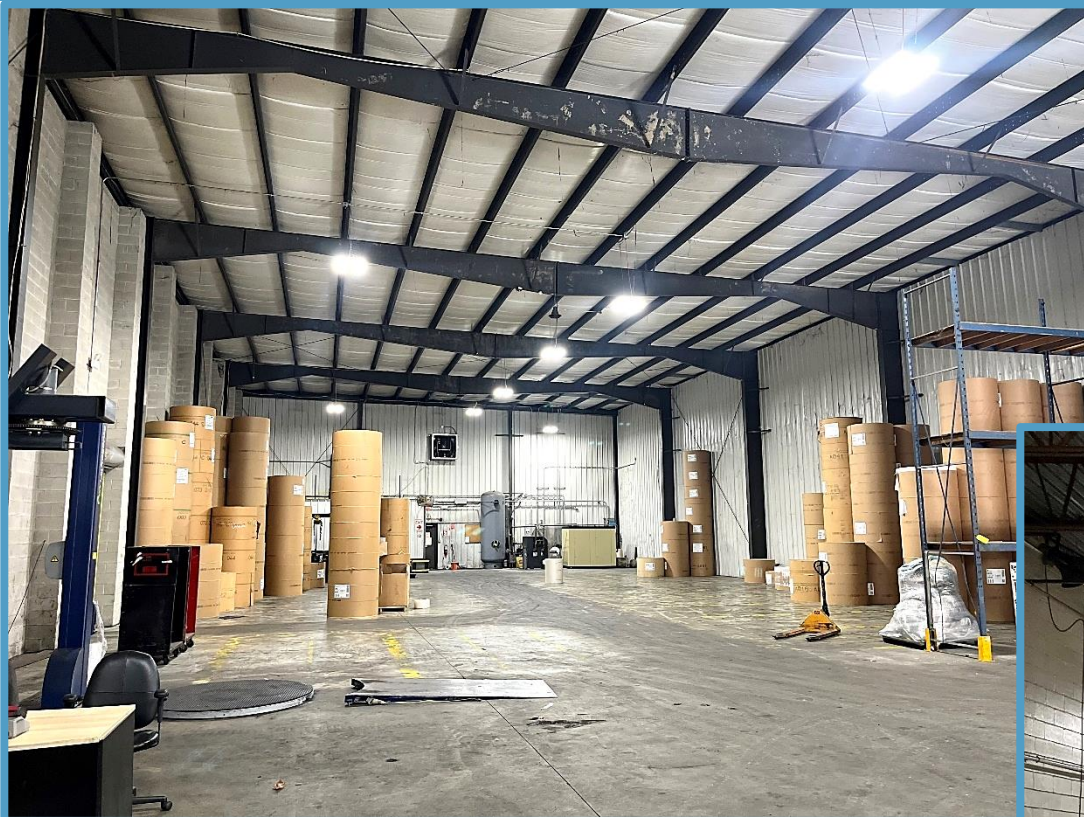
Lease Price: \$11.00 NNN

Sale Price: \$8,950,000. 00

205 Spring Hill Road, Trumbull, CT



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12/2023 - 10:55am completed





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PARKING SUMMARY

PROPOSED DEVELOPMENT	EST.	TOWN REQ.	REQUIRED	PROVIDED
EXISTING WAREHOUSE 1.20 AC OF OFFICE SPACE 401 ST WAREHOUSE (RELOC)	33 EMPLOYEES (FORMERLY 1.20 AC OF OFFICE SPACE 401 ST WAREHOUSE (RELOC)	13 EMPLOYEES (FORMERLY 13 EMPLOYEES (FORMERLY 13 EMPLOYEES (FORMERLY 13 EMPLOYEES (FORMERLY	53	63
PROPOSED INDUSTRIAL BUILDING	1.00 AC OF OFFICE SPACE 10.00 ST WAREHOUSE (RELOC)	13 EMPLOYEES (FORMERLY 13 EMPLOYEES (FORMERLY 13 EMPLOYEES (FORMERLY 13 EMPLOYEES (FORMERLY	35	37
TOTAL			88	100

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ZONING COMPLIANCE TABLE - TRUMBULL			
ZONE	INDUSTRIAL LIGHT DUTY (B1)	GENERAL SERVICE (G1)	PROPOSED COVERAGE
TOTAL PERMITTED BULKHEAD			
MIDWINTER AREA	2.66	2.66	300.00
MIDWINTER FRONTAGE	28.07	28.07	27.17
MIDWINTER BULKHEAD	15.97	15.97	16.07
MIDWINTER FRONT YARD	166.17	166.17	166.17
MIDWINTER YARD			
ADJACENT TO INDUSTRIAL	100.17	100.17	100.17
MEANLINE	50.17	50.17	49.17
ADJACENT FRONT	50.17	50.17	49.17
MAXIMUM BUILDING COVERAGE	33.3%	33.3%	31.6%
MAXIMUM TOTAL LOT COVERAGE	30%	30%	28.6%

Rev. #		Date	Description
Graphic Scale: 			
 SOLLI ENGINEERING 501 Main Street, Southington, CT 06488 310 Kethen Street, Southington, MA 02155 T: (860) 666-5555 F: (203) 306-9999 T: (413) 269-1100 F: (212) 888-9999			
Drawing Title: ACSM (Checked By): LAM Approved By: ELB Project #: 21-00501 Plan Date: 05/11/21 Scale: 1" = 40'		Kevin Dillie, P.E. CT 27259	
Project: <div style="text-align: center;"> PROPOSED DEVELOPMENT 205 SPRING HILL ROAD MONROE & TRUMBULL, CONNECTICUT </div>			
Sheet Title:		Sheet #:	
CONCEPT PLAN		CP-3	



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

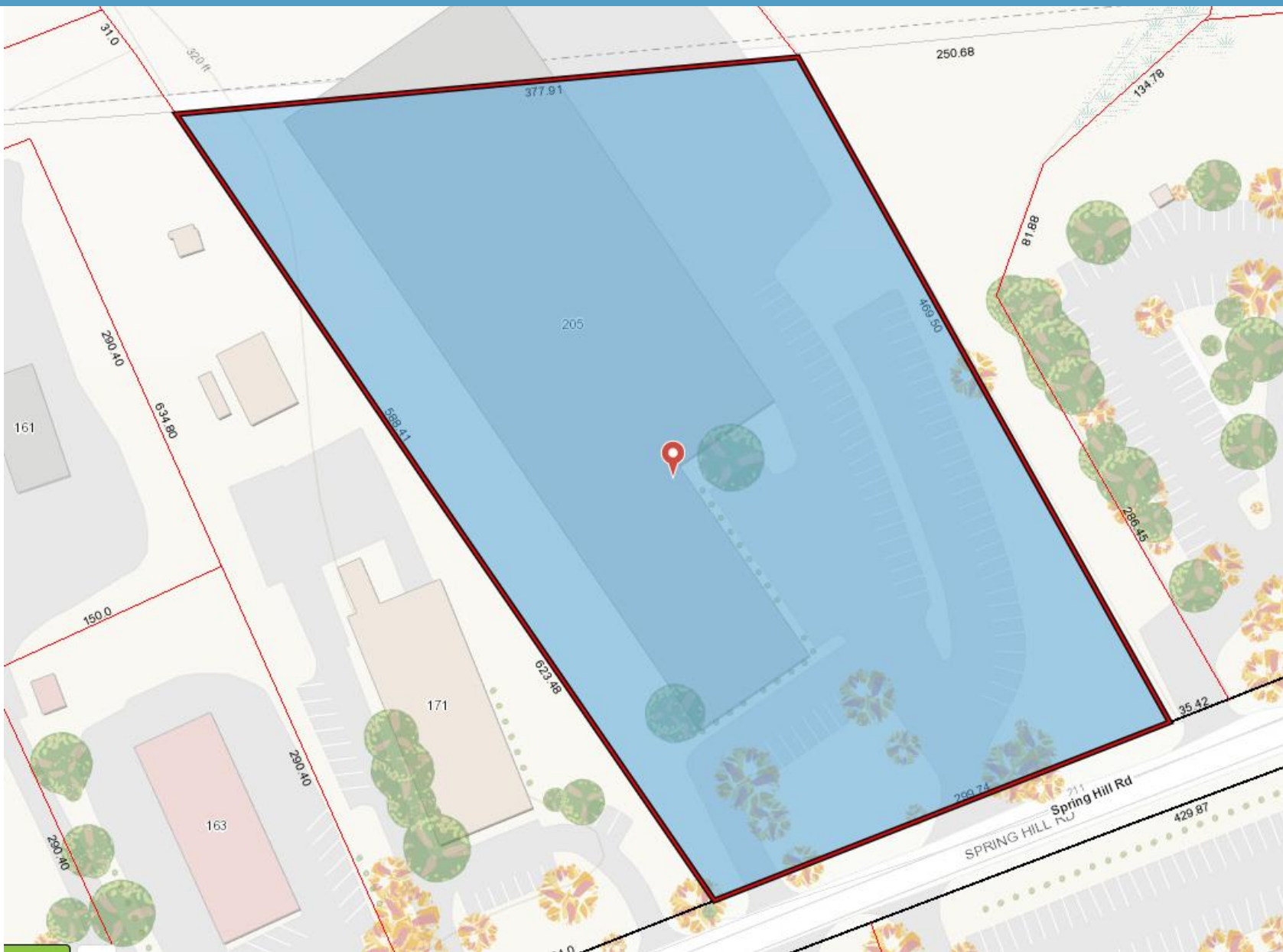
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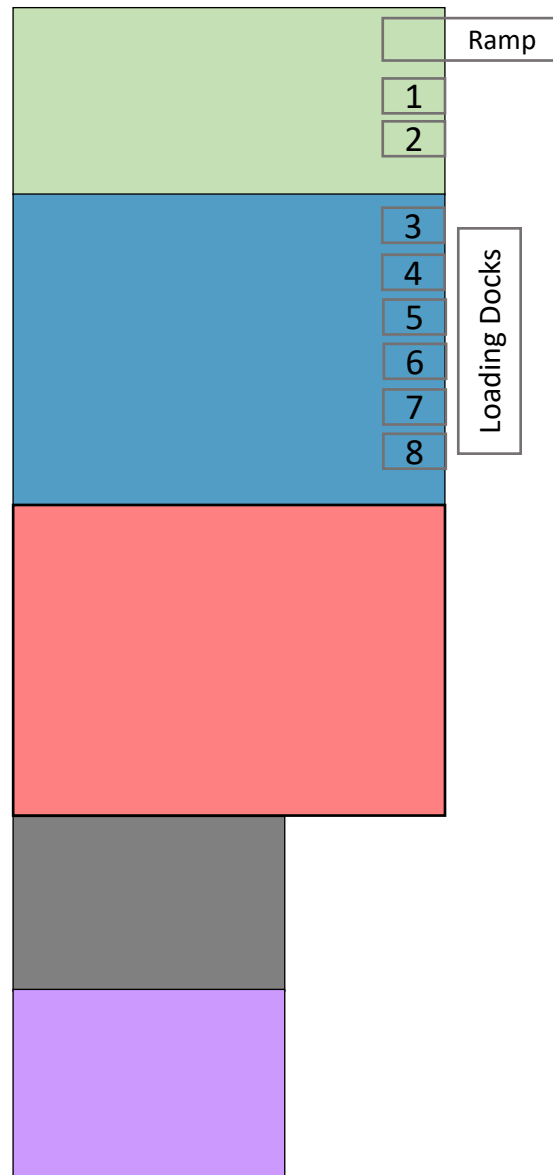
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24' Clear Height 9,900± SF

24' Clear Height 18,000± SF

16' Clear Height 18,000± SF

16' Clear Height 4,860± SF

Office Area 6,474± SF

Total Floor Area 57,500± SF

205 Spring Hill Road, Trumbull, CT

Map



Location:

Convenient to Route 25 and Route 111 in Trumbull.
Easy access to Merritt Pkwy and 11 miles to I-95.



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205 SPRING HILL ROAD

Location	205 SPRING HILL ROAD	MBLU	D/01 / 00013/ 000/
ACT NUMBER	00135500	Owner	GP 205 SPRING HILL LLC
Assessment	\$2,099,160	Appraisal	\$2,998,800
PID	11505	Building Count	1
Fire District	L	Assessing District	

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$1,884,600	\$79,000	\$84,500	\$950,700	\$2,998,800
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$1,319,220	\$55,300	\$59,150	\$665,490	\$2,099,160

Owner of Record

Owner	GP 205 SPRING HILL LLC	Sale Price	\$4,400,000
Co-Owner	GLEN PARK CAPITAL PTNRS LLC	Book & Page	1894/0346
Address	205 SPRING HILL ROAD	Sale Date	07/14/2022
	TRUMBULL, CT 06611	Instrument	17

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
GP 205 SPRING HILL LLC	\$4,400,000	1894/0346	17	07/14/2022
TRUMBULL PRINTING LLC	\$0	1523/0484	04	03/29/2010
HERSAM ACORN COMMUNITY PUBLISHING LLC	\$3,591,800	1436/0485	UNKQ	08/03/2007
JOURNAL COMMUNITY PUBLISHING GROUP INC	\$1	1436/0483	03	08/03/2007
JOURNAL HOLDINGS INC	\$0	1436/0467	04	08/03/2007

Building Information

Building 1 : Section 1

Year Built:	1969
Living Area:	53,680
Replacement Cost:	\$2,899,314
Building Percent Good:	65
Replacement Cost Less Depreciation:	\$1,884,600

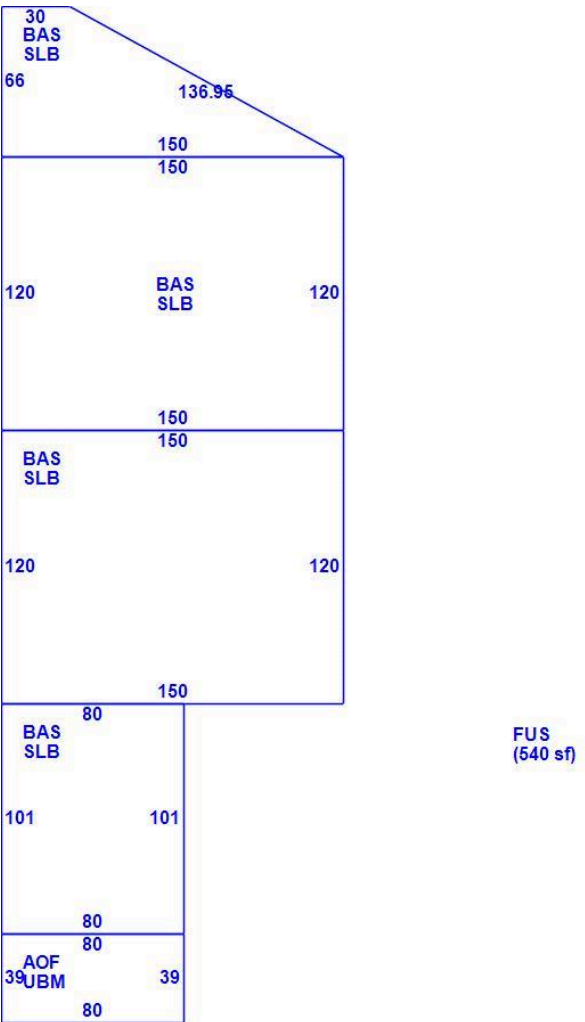
Field	Description
Style:	Light Indust
Model	Industrial
Grade	B-2
Stories:	2 Stories
Occupancy	1.00
Exterior Wall 1	Concrete
Exterior Wall 2	Pre-finish Metl
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Minimum
Interior Wall 2	Drywall
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Partial
Struct Class	
Bldg Use	Industrial
1st Floor Use:	
Heat/AC	Heat/AC Pkgs
Frame Type	Steel
Baths/Plumbing	Light
Ceiling/Walls	Ceil & Walls
Rooms/Prtns	Average
Wall Height	20.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos2/TrumbullCTPhotos///0028/SPRING%20H>

Building Layout



(ParcelSketch.ashx?pid=11505&bid=11505)

Building Sub-Areas (sq ft)	Legend
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Code	Description	Gross Area	Living Area
BAS	First Floor	50,020	50,020
AOF	Office Area	3,120	3,120
FUS	Finished Upper Story	540	540
SLB	Slab	50,020	0
UBM	Unfinished Basement	3,120	0
		106,820	53,680

Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	
LDL1	Load Leveler Elec	6.00 Units		1
A/C	AC Ctrl	29271.00 S.F.		1

Land

Land Use		Land Line Valuation	
Use Code	400	Size (Acres)	3.8
Description	Industrial	Frontage	
Zone	IL-2	Depth	
Neighborhood	330		
	No		
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #	
PAV1	Paving Asph		Paving Asph	48000.00 S.F.		1
PAT1	Patio Cr	CR	Patio Cr	400.00 S.F.		1
LT2	Light - 2		Light - 2	2.00 Units		1

Valuation History

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
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2022	\$1,884,600	\$79,000	\$84,500	\$950,700	\$2,998,800
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2022	\$1,319,220	\$55,300	\$59,150	\$665,490	\$2,099,160
2021	\$1,319,220	\$55,300	\$59,150	\$665,490	\$2,099,160

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

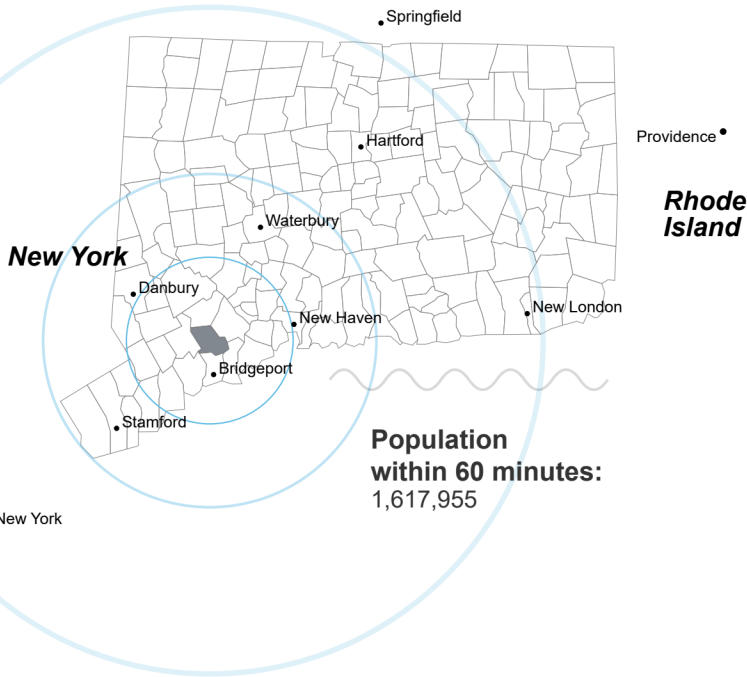
Self-Employment Rate*

*ACS, 2017–2021



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

Massachusetts



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 <i>transit</i> 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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