

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.

205 Spring Hill Road, Trumbull, CT

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

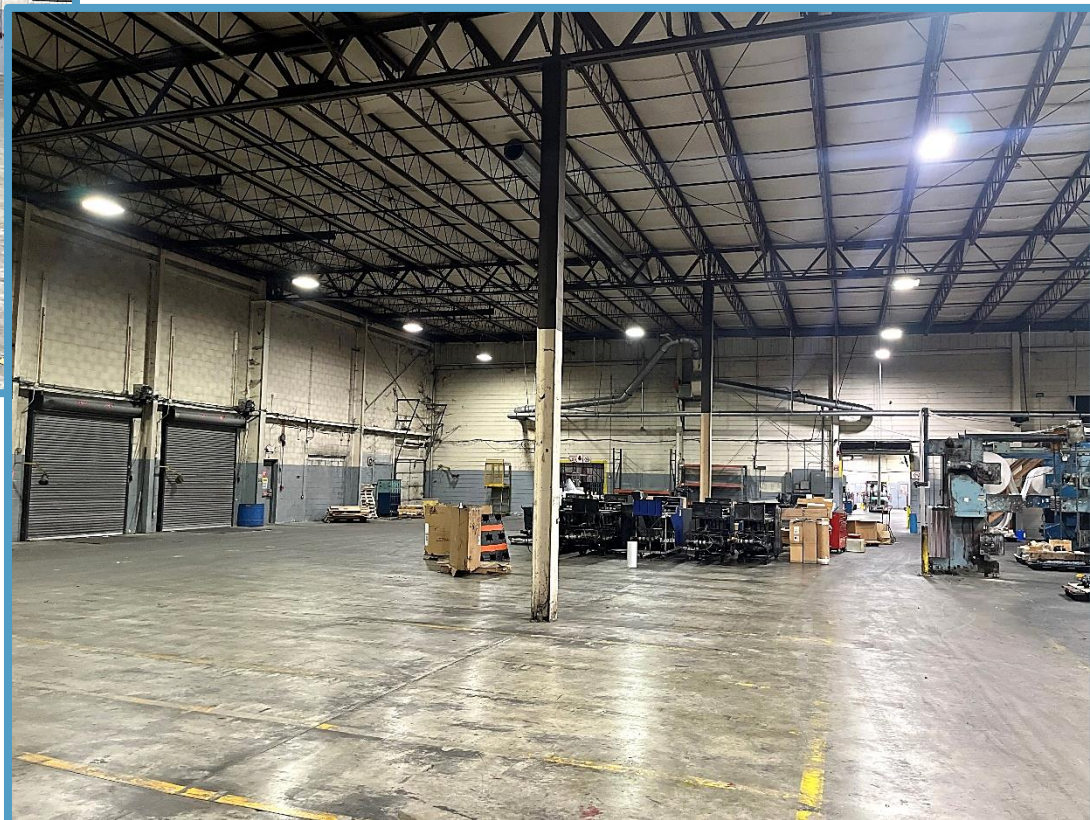
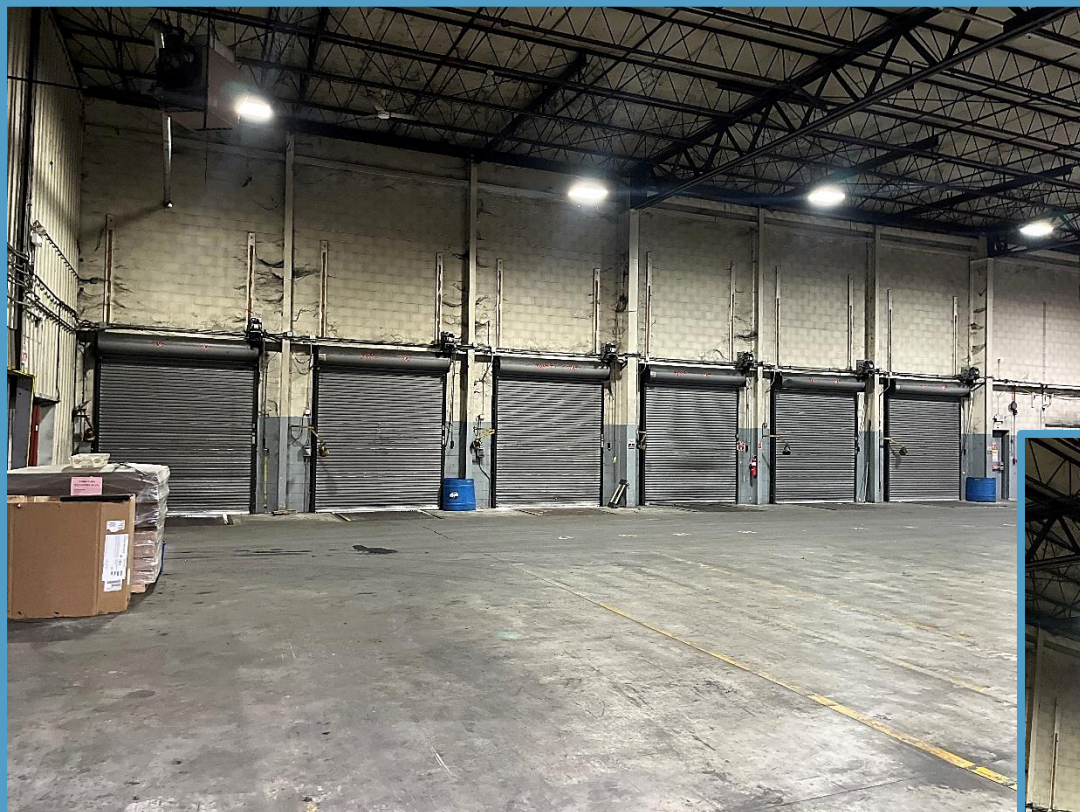
Sprinklers: No

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

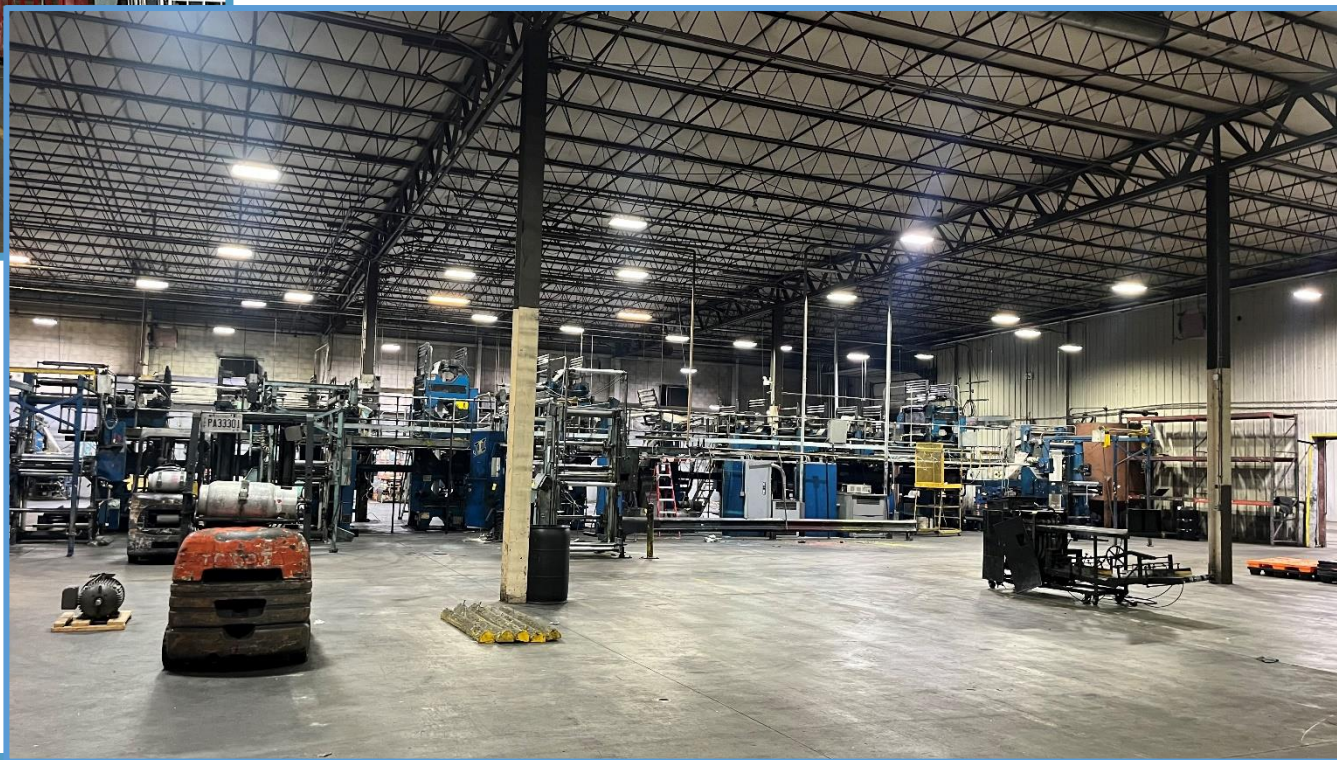
Lease Price: \$11.00 NNN

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

205 Spring Hill Road, Trumbull, CT



205 Spring Hill Road, Trumbull, CT



12/2023 - 10:00am: completed
 Files/Project: 2023/2023/21169504



- [illegible]

PARKING SUMMARY

PROPOSED DEVELOPMENT	ENT	TOWN REQ	REQ'D TO	PROVIDED
EXISTING WAREHOUSE	33 EMPLOYEES (TOTAL) 1.20 AC OF OFFICE SPACE 403.27 WAREHOUSE (BAY) AREA	15 EMPLOYEES (TOTAL) 1.00 AC OF OFFICE SPACE 1395.03, 100.00 WAREHOUSE (BAY) AREA	53	63
PROPOSED INDUSTRIAL BUILDING	1.00 AC OF OFFICE SPACE 33.00 SF WAREHOUSE (BAY) AREA	15 EMPLOYEES (TOTAL) 1.00 AC OF OFFICE SPACE 1395.03, 100.00 WAREHOUSE (BAY) AREA	35	37
TOTAL			88	100

ZONING COMPLIANCE TABLE - MONROE			
ZONE: DDAS-TWO STORY 13-0			
PROPERTY ADDRESS	2004-05 SQUARE FEET	2006-07 SQUARE FEET	2007-08 SQUARE FEET
KILPATRICK AVENUE	1,640		330.45
KILPATRICK AVENUE	128.27		N/A
KILPATRICK SQUARE	1,097.51	1,117.87	PROPOSED
KILPATRICK "BOTH YARDS"	50.00		158.77
KILPATRICK PARK			
ADDITIONAL RESIDENTIAL TRACTS	30.00	31.00	51.17
KILPATRICK HIGHWAY	3,570.00	39.75	46.00
BUILDING OF COURTHOUSE		29.75	22.00
PUBLIC STRUCTURE (KILPATRICK HIGHWAY SIDE)		21.17	27.00
ADDITIONAL RESIDENTIAL TRACTS (SIDE)	30.00		91.17

ZONING COMPLIANCE TABLE - TRUMBULL			
ZONE	DECEMBER LIGHT SOURCE (LSC)	CORRECTION FACTOR	PERCENTAGE COMPLIANCE
4000 K (4000 K) (4000 K)			
MID-LEVEL AREA	2.62	336.62	
MID-LEVEL AREA	2.62	257.12	
MID-LEVEL AREA	1.91 FT X 1.91 FT	36.70	
MID-LEVEL AREA	10.17	63.17	
MID-LEVEL AREA			
AREA 1 (MID-LEVEL AREA)	10.17	180.17	
AREA 2 (MID-LEVEL AREA)	10.17	180.17	
AREA 3 (MID-LEVEL AREA)	10.17	180.17	
AREA 4 (MID-LEVEL AREA)	10.17	180.17	
AREA 5 (MID-LEVEL AREA)	10.17	180.17	
AREA 6 (MID-LEVEL AREA)	10.17	180.17	
AREA 7 (MID-LEVEL AREA)	10.17	180.17	
AREA 8 (MID-LEVEL AREA)	10.17	180.17	
AREA 9 (MID-LEVEL AREA)	10.17	180.17	
AREA 10 (MID-LEVEL AREA)	10.17	180.17	
AREA 11 (MID-LEVEL AREA)	10.17	180.17	
AREA 12 (MID-LEVEL AREA)	10.17	180.17	
AREA 13 (MID-LEVEL AREA)	10.17	180.17	
AREA 14 (MID-LEVEL AREA)	10.17	180.17	
AREA 15 (MID-LEVEL AREA)	10.17	180.17	
AREA 16 (MID-LEVEL AREA)	10.17	180.17	
AREA 17 (MID-LEVEL AREA)	10.17	180.17	
AREA 18 (MID-LEVEL AREA)	10.17	180.17	
AREA 19 (MID-LEVEL AREA)	10.17	180.17	
AREA 20 (MID-LEVEL AREA)	10.17	180.17	
AREA 21 (MID-LEVEL AREA)	10.17	180.17	
AREA 22 (MID-LEVEL AREA)	10.17	180.17	
AREA 23 (MID-LEVEL AREA)	10.17	180.17	
AREA 24 (MID-LEVEL AREA)	10.17	180.17	
AREA 25 (MID-LEVEL AREA)	10.17	180.17	
AREA 26 (MID-LEVEL AREA)	10.17	180.17	
AREA 27 (MID-LEVEL AREA)	10.17	180.17	
AREA 28 (MID-LEVEL AREA)	10.17	180.17	
AREA 29 (MID-LEVEL AREA)	10.17	180.17	
AREA 30 (MID-LEVEL AREA)	10.17	180.17	
AREA 31 (MID-LEVEL AREA)	10.17	180.17	
AREA 32 (MID-LEVEL AREA)	10.17	180.17	
AREA 33 (MID-LEVEL AREA)	10.17	180.17	
AREA 34 (MID-LEVEL AREA)	10.17	180.17	
AREA 35 (MID-LEVEL AREA)	10.17	180.17	
AREA 36 (MID-LEVEL AREA)	10.17	180.17	
AREA 37 (MID-LEVEL AREA)	10.17	180.17	
AREA 38 (MID-LEVEL AREA)	10.17	180.17	
AREA 39 (MID-LEVEL AREA)	10.17	180.17	
AREA 40 (MID-LEVEL AREA)	10.17	180.17	
AREA 41 (MID-LEVEL AREA)	10.17	180.17	
AREA 42 (MID-LEVEL AREA)	10.17	180.17	
AREA 43 (MID-LEVEL AREA)	10.17	180.17	
AREA 44 (MID-LEVEL AREA)	10.17	180.17	
AREA 45 (MID-LEVEL AREA)	10.17	180.17	
AREA 46 (MID-LEVEL AREA)	10.17	180.17	
AREA 47 (MID-LEVEL AREA)	10.17	180.17	
AREA 48 (MID-LEVEL AREA)	10.17	180.17	
AREA 49 (MID-LEVEL AREA)	10.17	180.17	
AREA 50 (MID-LEVEL AREA)	10.17	180.17	
AREA 51 (MID-LEVEL AREA)	10.17	180.17	
AREA 52 (MID-LEVEL AREA)	10.17	180.17	
AREA 53 (MID-LEVEL AREA)	10.17	180.17	
AREA 54 (MID-LEVEL AREA)	10.17	180.17	
AREA 55 (MID-LEVEL AREA)	10.17	180.17	
AREA 56 (MID-LEVEL AREA)	10.17	180.17	
AREA 57 (MID-LEVEL AREA)	10.17	180.17	
AREA 58 (MID-LEVEL AREA)	10.17	180.17	
AREA 59 (MID-LEVEL AREA)	10.17	180.17	
AREA 60 (MID-LEVEL AREA)	10.17	180.17	
AREA 61 (MID-LEVEL AREA)	10.17	180.17	
AREA 62 (MID-LEVEL AREA)	10.17	180.17	
AREA 63 (MID-LEVEL AREA)	10.17	180.17	
AREA 64 (MID-LEVEL AREA)	10.17	180.17	
AREA 65 (MID-LEVEL AREA)	10.17	180.17	
AREA 66 (MID-LEVEL AREA)	10.17	180.17	
AREA 67 (MID-LEVEL AREA)	10.17	180.17	
AREA 68 (MID-LEVEL AREA)	10.17	180.17	
AREA 69 (MID-LEVEL AREA)	10.17	180.17	
AREA 70 (MID-LEVEL AREA)	10.17	180.17	
AREA 71 (MID-LEVEL AREA)	10.17	180.17	
AREA 72 (MID-LEVEL AREA)	10.17	180.17	
AREA 73 (MID-LEVEL AREA)	10.17	180.17	
AREA 74 (MID-LEVEL AREA)	10.17	180.17	

Date:		Description:	
Graphic Scale:			
<div style="text-align: center;"> SOLLI ENGINEERING <small>SOLLI Street, Avenue C, Suite 600 331 Kerkman Street, Denver, CO 80215</small> <small>T: (303) 733-9355 F: (303) 733-9099 P: (303) 733-9100 E: info@solli.com</small> </div>			
Drawing By:	AJM		
Checked By:	LAM		
Approved By:	EJG		
Project #	24-006801		
Plan Date	05/31/21		
Scale:	1" = 47'	East of North is 7° 22' CT 2759	
<p align="center">PROPOSED DEVELOPMENT</p> <p align="center">205 SPRING HILL ROAD</p> <p align="center">MONROE & TRUMBULL, CONNECTICUT</p>			
Sheet Title:	Sheet R:		
CONCEPT PLAN		CP-3	



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

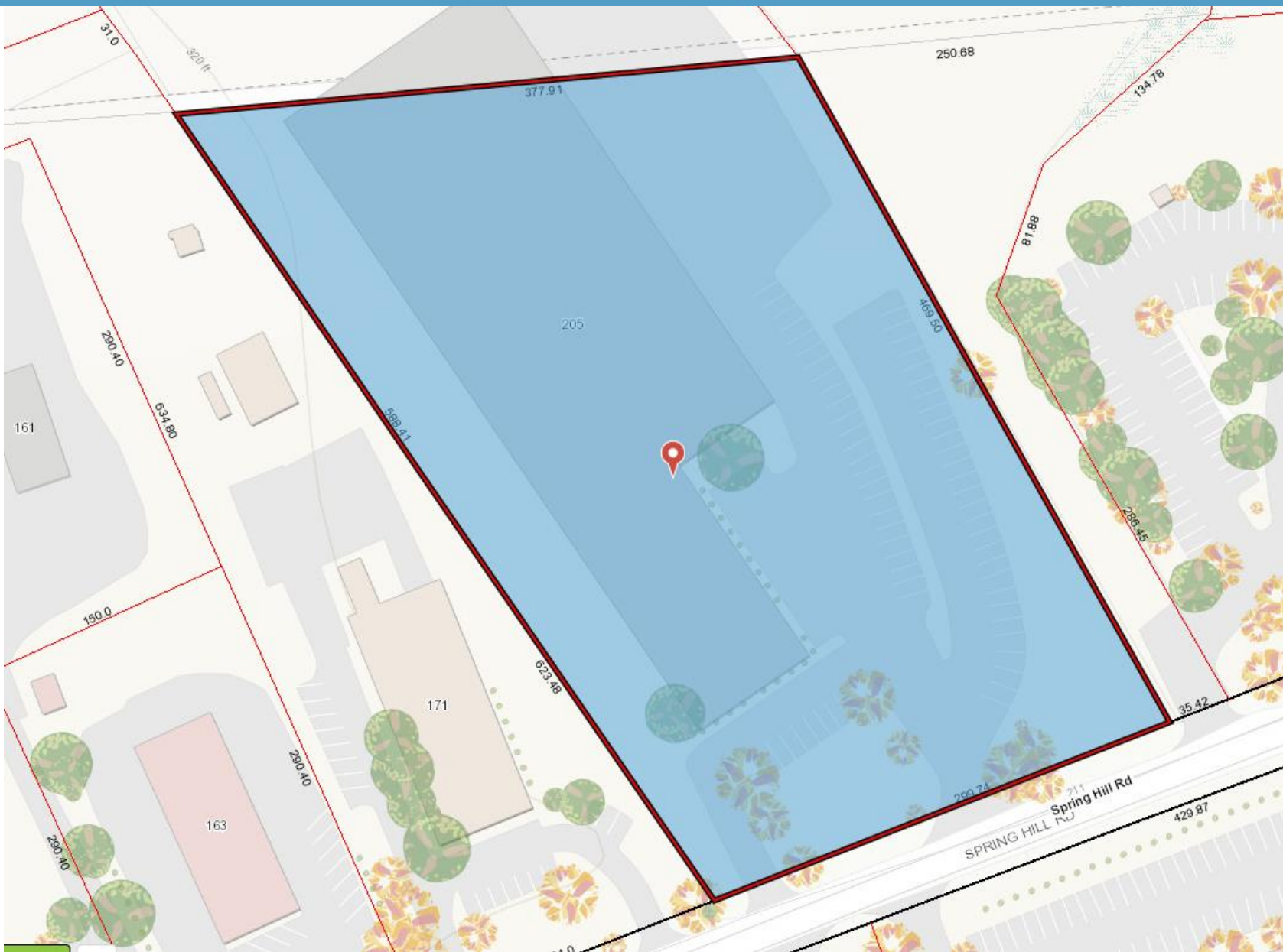
VIDAL/WETTENSTEIN, LLC



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, Trumbull, CT



SIOR Individual Members
Society of Industrial & Office Realtors

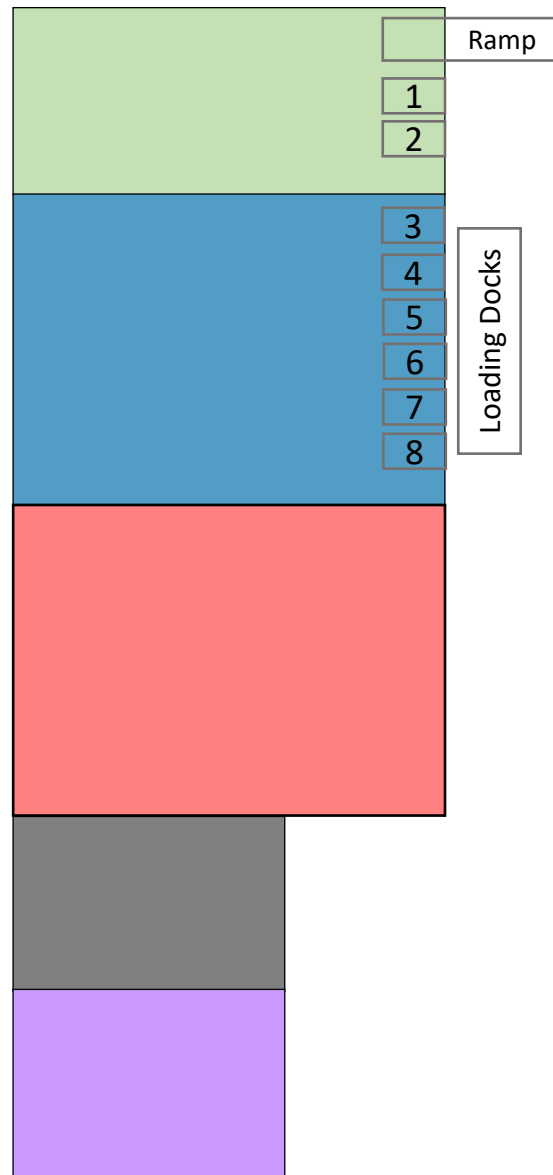
VIDAL/WETTENSTEIN, LLC



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, Trumbull, CT



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.



Individual Members
Society of Industrial & Office Realtors

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.

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

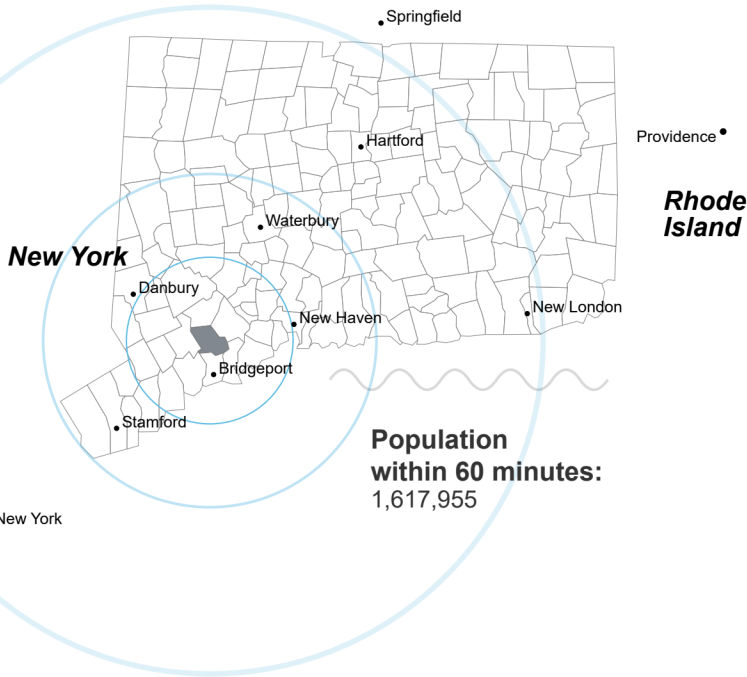
Self-Employment Rate*

*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%



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

Feedback is welcome, and should be directed to info@ctdata.org.

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.