

# INDUSTRIAL/WAREHOUSE BUILDING FOR SALE/LEASE

205 Spring Hill Road, Trumbull, CT



To arrange a tour contact:  
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://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 Taxes:

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

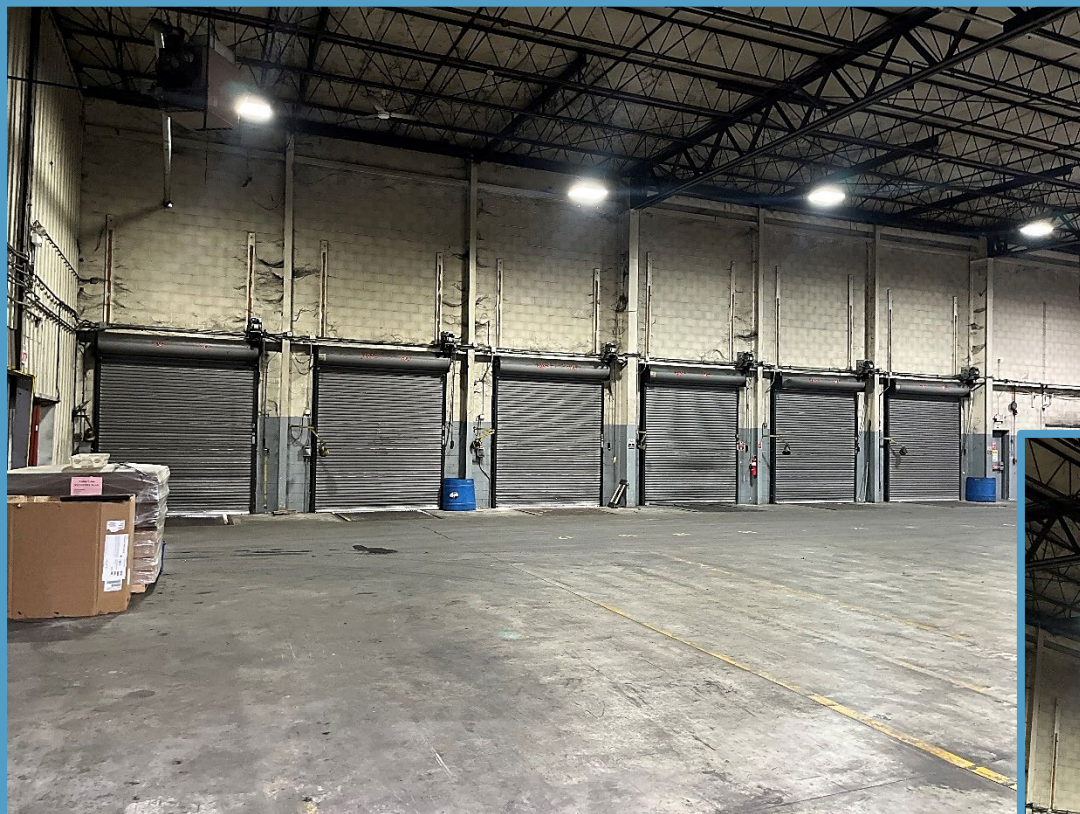
Sprinklers: No

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

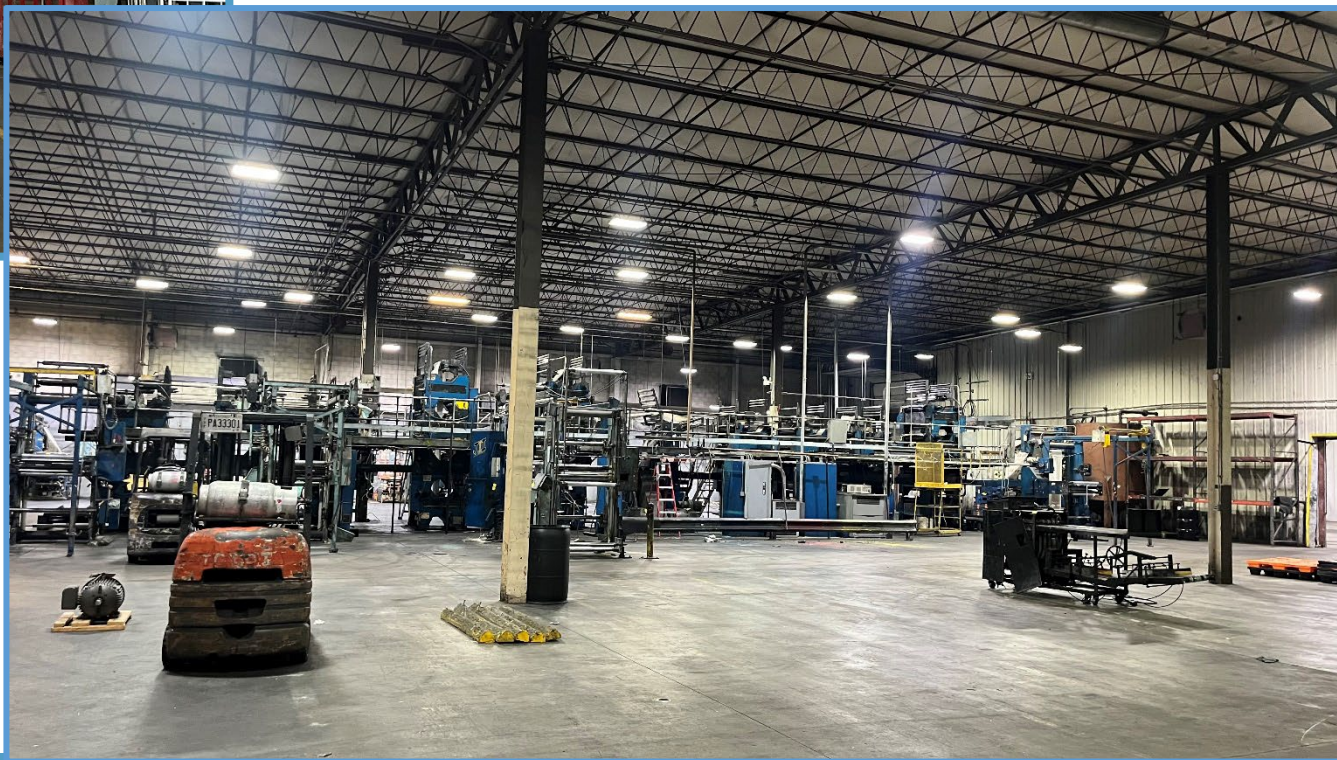
Taxes: \$162,982.54 are the total taxes for both the Trumbull property and adjoining Monroe property.

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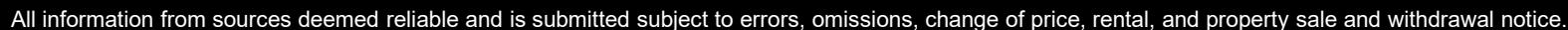


# 205 Spring Hill Road, Trumbull, CT





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# 205 Spring Hill Road, Trumbull, CT



**SIOR** Individual Members  
Society of Industrial & Office Realtors

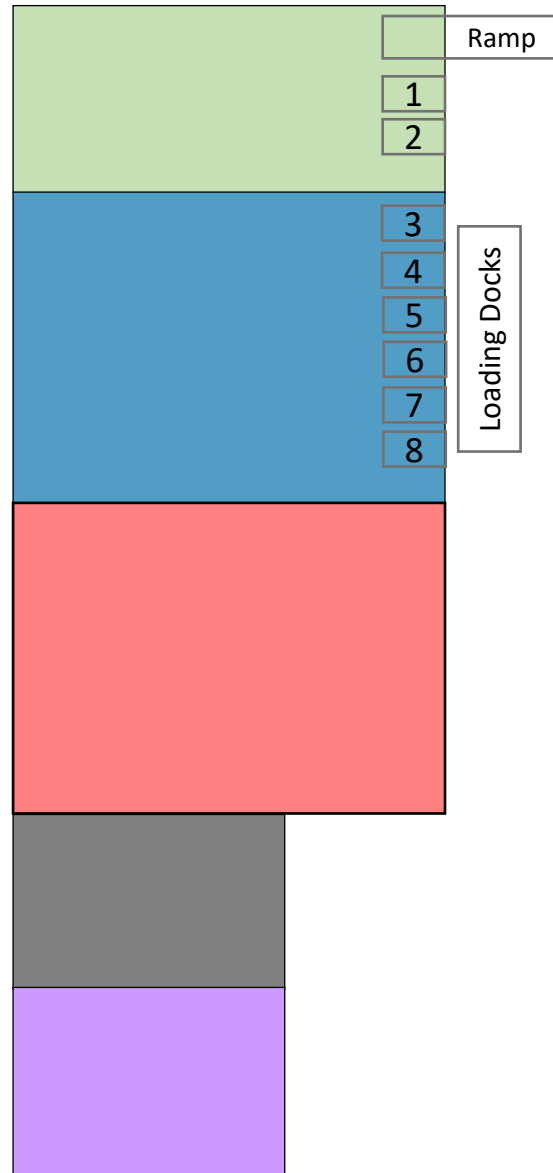
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Ramp

24' Clear Height 9,900± SF

Loading Docks

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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# Trumbull, Connecticut

## General

ACS, 2019–2023	Trumbull	State
Current Population	36,928	3,598,348
Land Area <i>mi</i> <sup>2</sup>	23	4,842
Population Density <i>people per mi</i> <sup>2</sup>	1,589	743
Number of Households	11,886	1,420,170
Median Age	42	41
Median Household Income	\$163,227	\$93,760
Poverty Rate	6%	10%

## Economy

### Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance	2,601	
<i>Nursing and Residential Care Facilities</i>		44%
2 Retail Trade	1,689	
<i>General Merchandise Retailers</i>		31%
3 Manufacturing	860	
<i>Miscellaneous Mfg</i>		47%
4 Accommodation and Food Services	843	
<i>Food Services and Drinking Places</i>		95%
5 Professional, Scientific, and Tech Svc	833	
<i>Professional, Scientific, and Tech Svc</i>		100%
Total Jobs, All Industries	8,979	

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	320	418	434	504	452

Total Active Businesses 3,676

### Key Employers

Data from Municipalities, 2025

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

## Demographics

ACS, 2019–2023

### Age Distribution

	Trumbull	State
Under 10	5,256	14%
10 to 19	5,423	15%
20 to 29	2,752	7%
30 to 39	3,919	11%
40 to 49	5,480	15%
50 to 59	5,424	15%
60 to 69	4,318	12%
70 to 79	2,389	6%
80 and over	1,967	5%

### Race and Ethnicity

	Trumbull	State
Asian	9%	5%
Black	2%	10%
Hispanic or Latino/a	8%	18%
White	75%	63%
Other	6%	5%

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	77	77%
Spanish	6	13%

### Educational Attainment

	Trumbull	State
High School Diploma Only	18	26%
Associate Degree	6	8%
Bachelor's Degree	23	34%
Master's Degree or Higher	19	26%

## Housing

ACS, 2019–2023

	Trumbull	State
Median Home Value	\$495,300	\$343,200
Median Rent	\$2,292	\$1,431
Housing Units	12,468	1,536,049

	Trumbull	State
Owner-Occupied	66	89%
Detached or Semi-Detached	65	89%
Vacant	5	8%

## Schools

CT Department of Education, 2024-25

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Trumbull School District	PK-12	6,943	201	96%
Statewide	-	508,402	20,762	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Trumbull School District	72%	74%
Statewide	44%	49%



# Trumbull, Connecticut

## Labor Force

CT Department of Labor, 2024

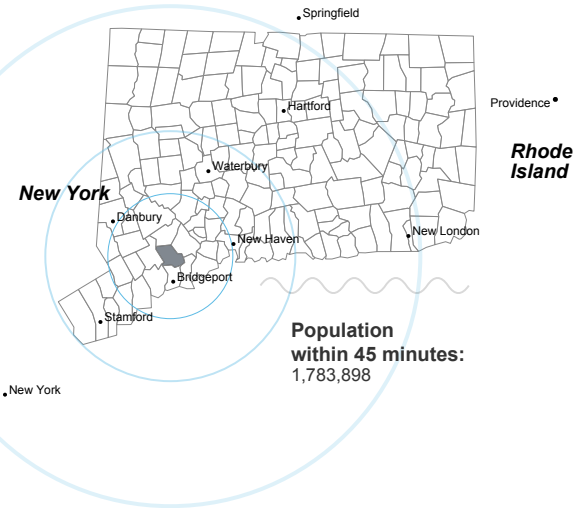
	Trumbull	State
Employed	17,239	1,842,285
Unemployed	592	67,181

Unemployment Rate	3   4%
Self-Employment Rate*	10   10%

\*ACS, 2019–2023

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

Massachusetts



## Access

ACS, 2019–2023

Mean Commute Time *	33 min	26 min
No Access to a Car	3    9%	
No Internet Access	5    7%	

### Commute Mode

Public Transport	3   3%
Walking or Cycling	0   3%
Driving	75   78%
Working From Home *	14   20%

### Public Transit

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 2021-22

### Municipal Revenue

Total Revenue	\$196,589,324
Property Tax Revenue	\$167,150,646
per capita	\$4,501
per capita, as % of state avg.	137%
Intergovernmental Revenue	\$21,933,857
Revenue to Expenditure Ratio	99%

### Municipal Expenditure

Total Expenditure	\$199,085,188
Educational	\$131,190,222
Other	\$67,894,966

### Grand List

Equalized Net Grand List	\$8,285,932,941
per capita	\$223,130
per capita, as % of state avg.	125%
Commercial/Industrial Share of Net Grand List	17%
Actual Mill Rate	35.42
Equalized Mill Rate	20.13

### Municipal Debt

Moody's Rating (2024)	Aa2
S&P Rating (2024)	AA+
Total Indebtedness	\$111,006,312
per capita	\$2,989
per capita, as % of state avg.	102%
as percent of expenditures	56%
Annual Debt Service	\$12,176,800
as % of expenditures	6%

### 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](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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