

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


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

POTENTIAL FOR EXPANSION

Neighbors include Amazon, Home Depot, Cooper Surgical and Henkel

Property Details

Building Area: 57,500± SF single story
31,000± SF bldg. expansion potential

- Office: 6,474± SF
- Manufacturing/Warehouse: 51,026± 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

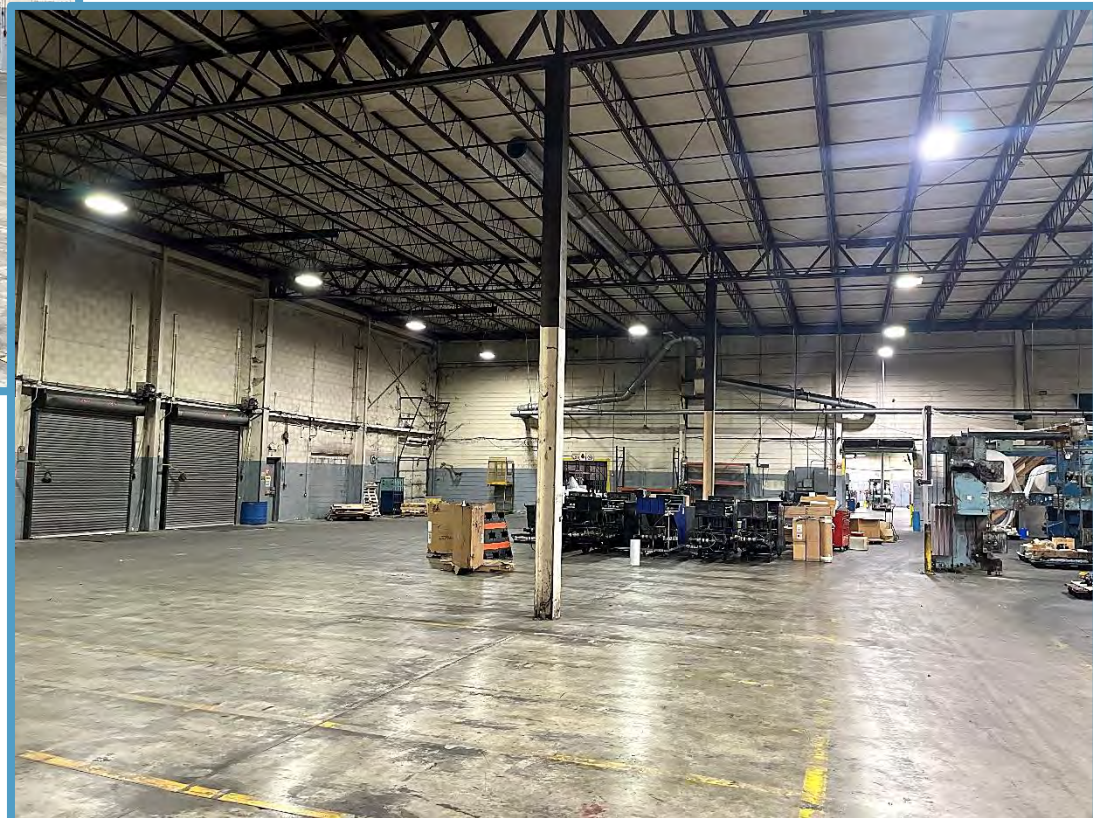
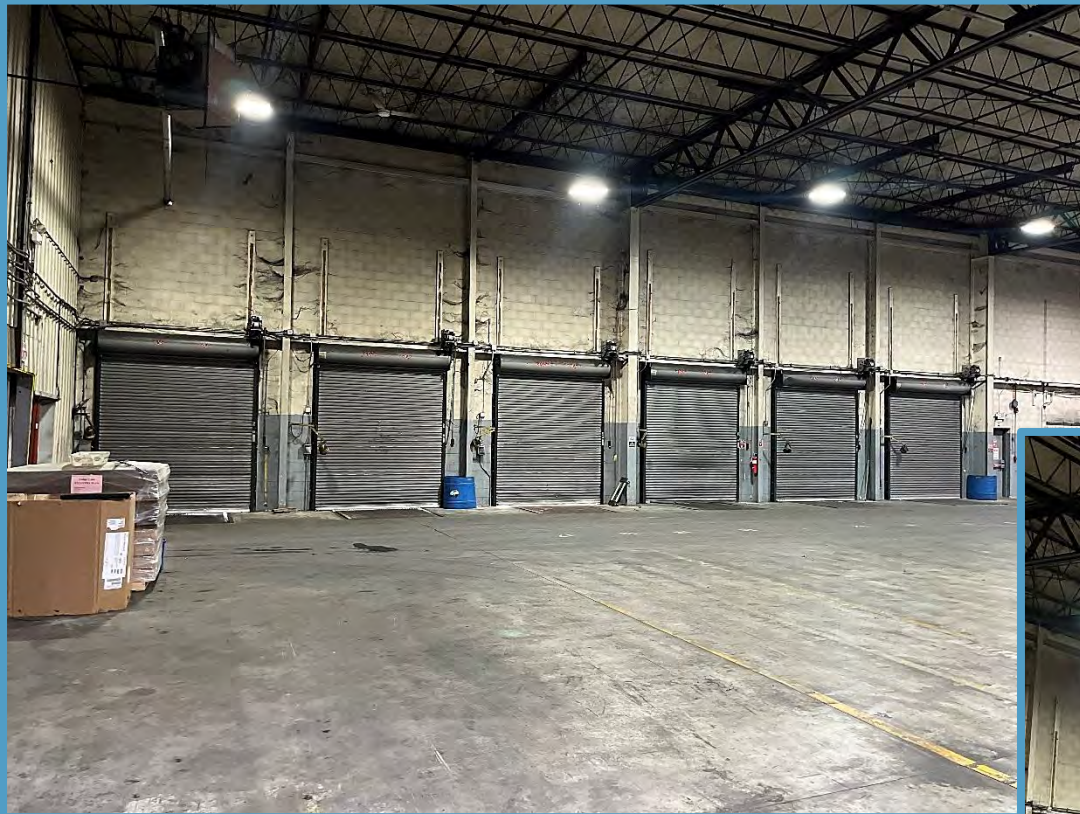


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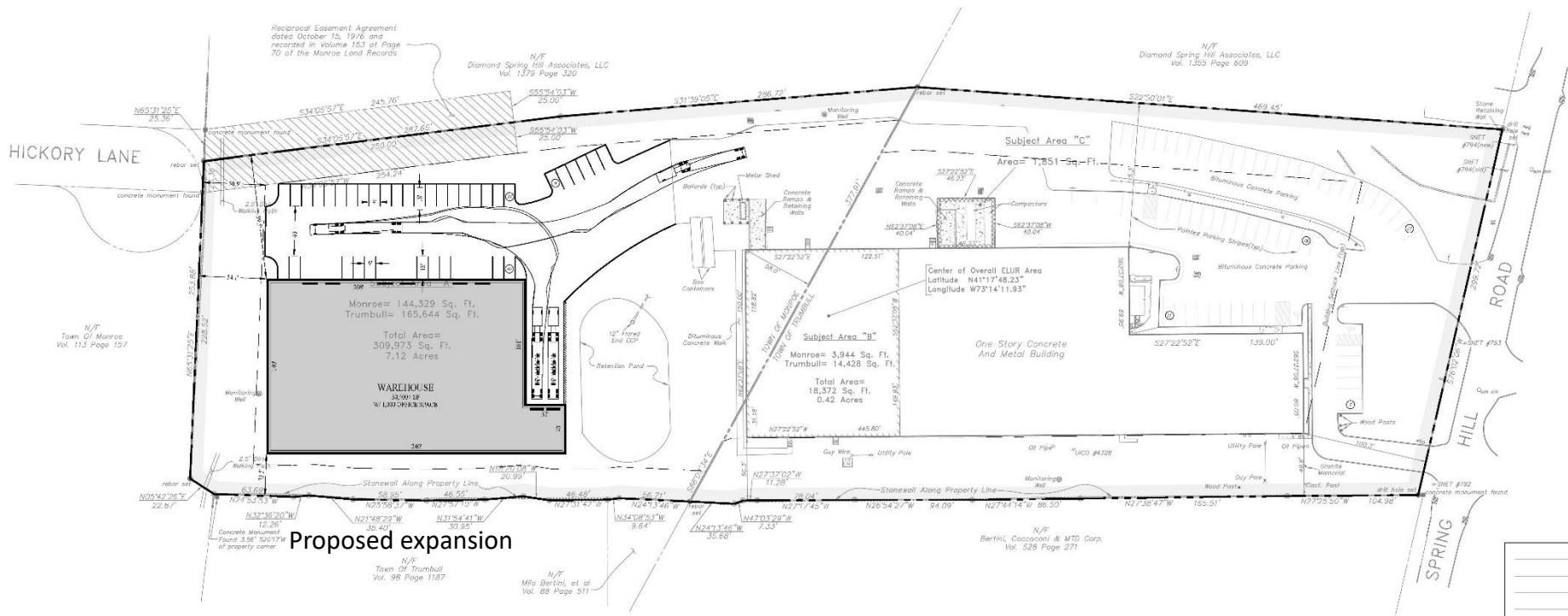
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GENERAL NOTES

- EXISTING BOUNDARY INFORMATION TAKEN FROM A PLAT TITLED "SUBJECT TO" REGULATIONS OF AN INDUSTRIAL AND OFFICE DISTRICT AND PORTION OF A SUBDIVISION OF INDUSTRIAL TRACTS, 205 SPRING HILL ROAD, TRUMBULL, CONNECTICUT, REGISTERED BY CIVIL AND SURVEYING, INC., 90-16-11-10, 10-18-2003, REVISED 11-11-11.
- THIS SUBJECT PLAT CONSISTS OF A 100% AREA OF A PROPOSED 300' X 100' AREA LOCATED IN THE INDUSTRIAL ZONE OF THE TOWN OF TRUMBULL, CONNECTICUT, CONSISTENT WITH THE INDUSTRIAL ZONE OF THE TOWN OF TRUMBULL, CONNECTICUT, REGISTERED BY CIVIL AND SURVEYING, INC., 90-16-11-10, 10-18-2003, REVISED 11-11-11.
- THIS PLAN WAS PREPARED UNDER A CONTRACT WITH THE CLIENT FOR THE PURPOSE OF OBTAINING A ZONING VARIANCE FROM THE TOWN OF TRUMBULL, CONNECTICUT, FOR THE PROPOSED EXPANSION AND CONSTRUCTION OF THE PROPOSED BUILDING.
- THE LOCATION OF EXISTING UTILITIES AND WATER MAINS ARE SHOWN ON THIS PLAN. ANY WORK TO BE DONE BY ANY PARTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PARKING SUMMARY

PROPOSED DEVELOPMENT	EXIST.	TOWN REQ.	REQ'D BY	PROVIDED
EXISTING WAREHOUSE	31 DRIVEWAYS (20 MONROE, 11 TRUMBULL) 441.21 SQUARE FEET OF PARKING	1 SQUARE FOOT PER 100 SQUARE FEET OF GROSS FLOOR AREA	33	61
PROPOSED INDUSTRIAL BUILDING	1800 SQ FT OF COVERED PARKING	1 SQUARE FOOT PER 100 SQUARE FEET OF GROSS FLOOR AREA	35	37
TOTAL			68	98

ZONE	INDUSTRIAL DISTRICT 13-D	ZONING REGULATIONS	PROPOSED DEVELOPMENT
MINIMUM LOT AREA	15,000	3,000 SQ. FT.	18,372 SQ. FT.
MINIMUM LOT DEPTH	125 FT.	N/A	159.00 FT.
MINIMUM SQUARE FOOTAGE	110 FT. X 110 FT.	PROHIBITED	18,372 SQ. FT.
MINIMUM FRONT YARD SETBACK	50 FT.	> 50 FT.	57.00 FT.
MINIMUM YARD SETBACK	50 FT.	50 FT.	50 FT.
MAXIMUM HEIGHT	35 FT. 6 IN.	< 40 FT.	35 FT. 6 IN.
BUILDING COVERAGE	20%	20%	20%
PARKING STRUCTURE AND COVERED PARKING	25 FT.	25 FT.	25 FT.
ADDITIONAL REQUIREMENTS	25 FT.	25 FT.	25 FT.

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Rev. Date Description

Graphic Scale: 0 20 40 80

SOLLI ENGINEERING
 311 Main Street, Westport, CT 06880
 Tel: 203-888-9999

Drawn by: AEM
 Checked by: LAM
 Approved by: EJS
 Project #: 21106801
 Plan Date: 05/11/21
 Scale: 1" = 40'

Kevin Solli, P.E.
 CT 21759

PROPOSED DEVELOPMENT
 205 SPRING HILL ROAD
 MONROE & TRUMBULL, CONNECTICUT

Sheet Title: CONCEPT PLAN
 Sheet #: CP-3



VIDAL/WETTENSTEIN, LLC

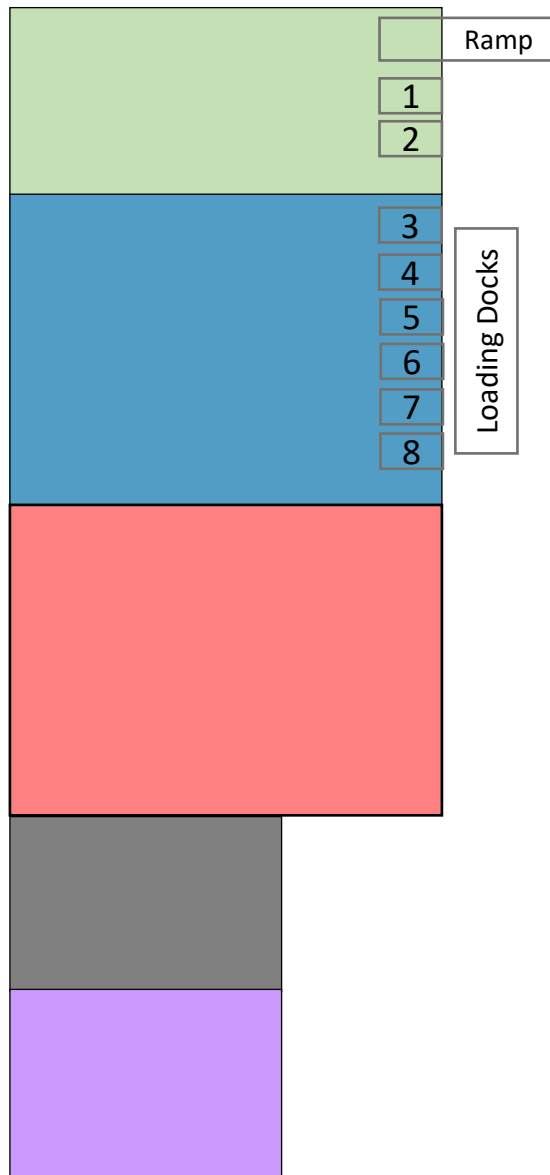


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24' Clear Height 9,900± SF

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.

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 TRUMBULL, CT 06611	Sale Date	07/14/2022
		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

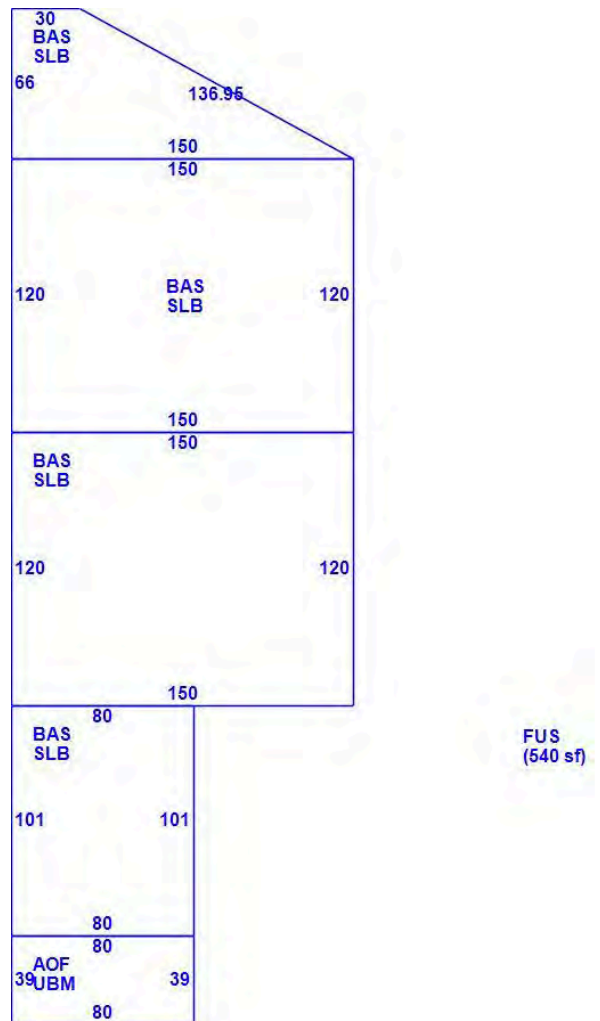
Building Attributes	
Field	Description
Style:	Light Indust
Model	Industrial
Grade	B-2
Stories:	2 Stories
Occupancy	1.00
Exterior Wall 1	Concrete
Exterior Wall 2	Pre-finish Metl
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Minimum
Interior Wall 2	Drywall
Interior Floor 1	Concrete
Interior 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

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

Use Code 400
Description Industrial
Zone IL-2
Neighborhood 330
 No

Category

Land Line Valuation

Size (Acres) 3.8
Frontage
Depth

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					
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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

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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 <i>Motor Vehicle and Parts Dealers</i>	3,574	33%
2 Government <i>State Government</i>	2,295	32%
3 Construction <i>Construction of Buildings</i>	918	95%
4 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	766	44%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	754	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

Age Group	Trumbull	State
Under 10	4,722 (13%)	11%
10 to 19	5,624 (15%)	13%
20 to 29	2,982 (8%)	13%
30 to 39	3,782 (10%)	12%
40 to 49	5,637 (15%)	12%
50 to 59	5,358 (15%)	15%
60 to 69	3,989 (11%)	12%
70 to 79	2,773 (8%)	7%
80 and over	1,963 (5%)	4%

Race and Ethnicity

Race/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

Language	Trumbull	State
English	7 12%	78 78%
Spanish	7 12%	

Educational Attainment

Attainment Level	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



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	3%	8%
No Internet Access	6%	9%

Commute Mode



Public Transit

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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