

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

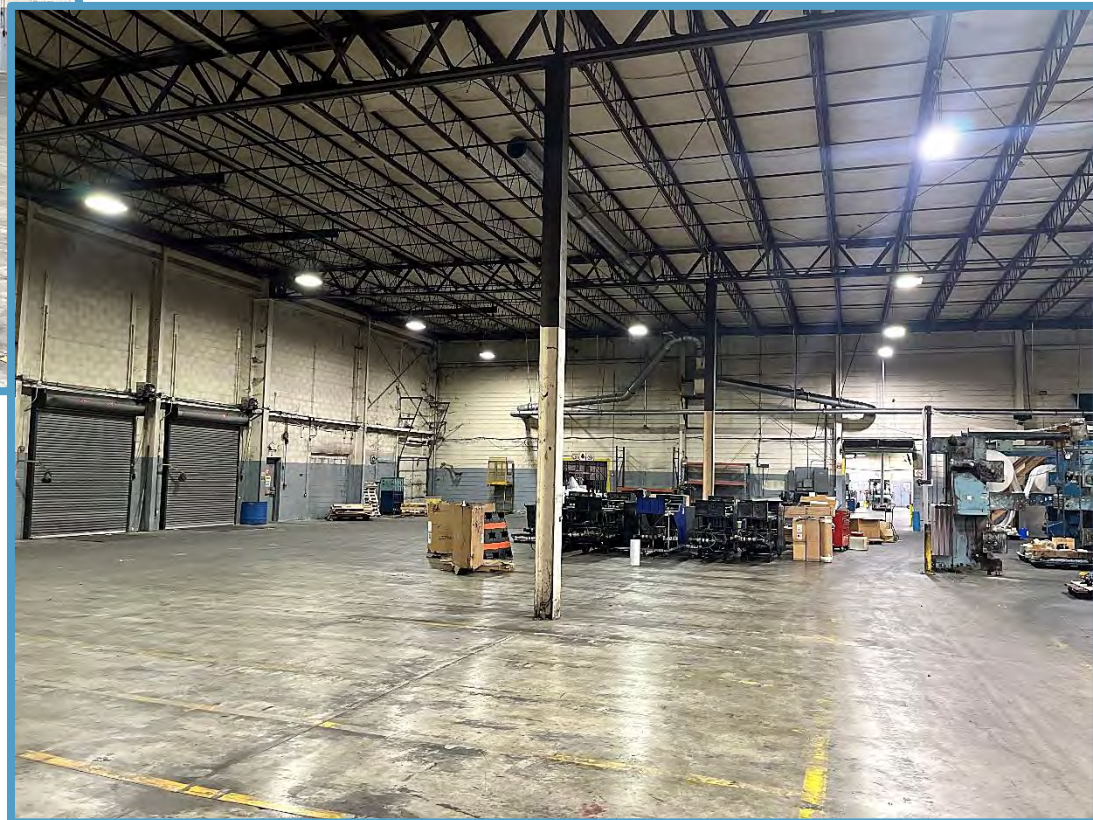
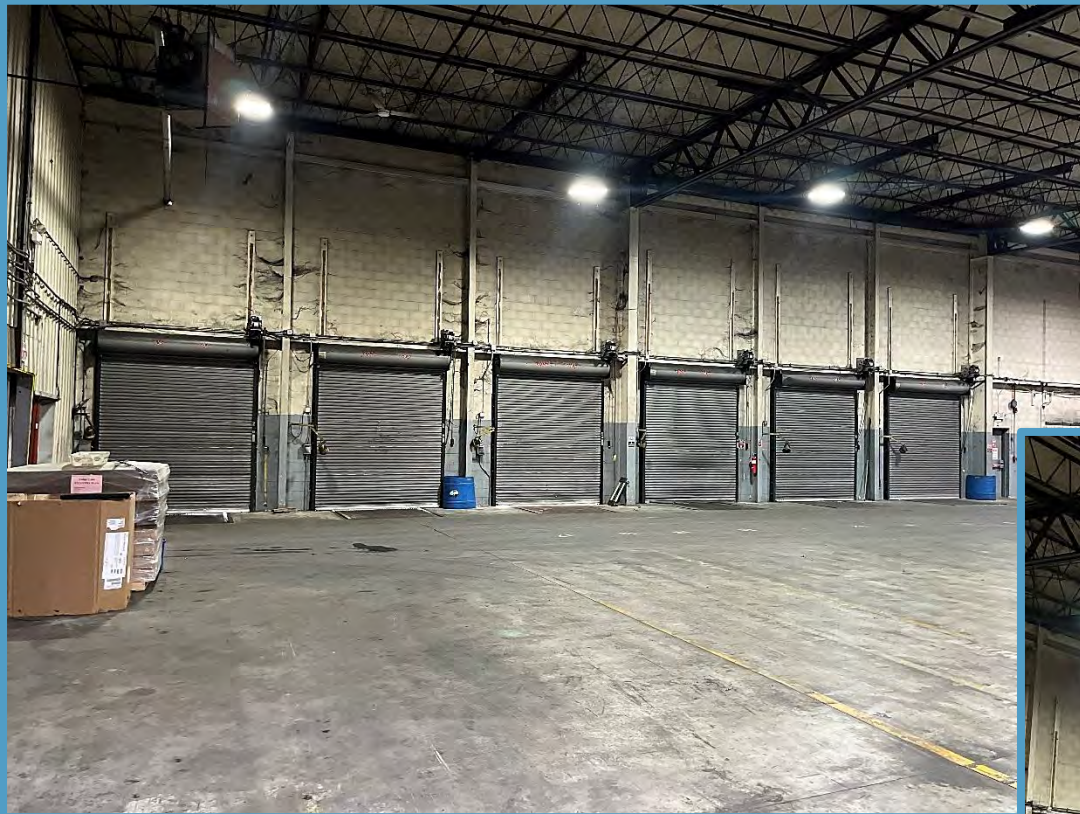


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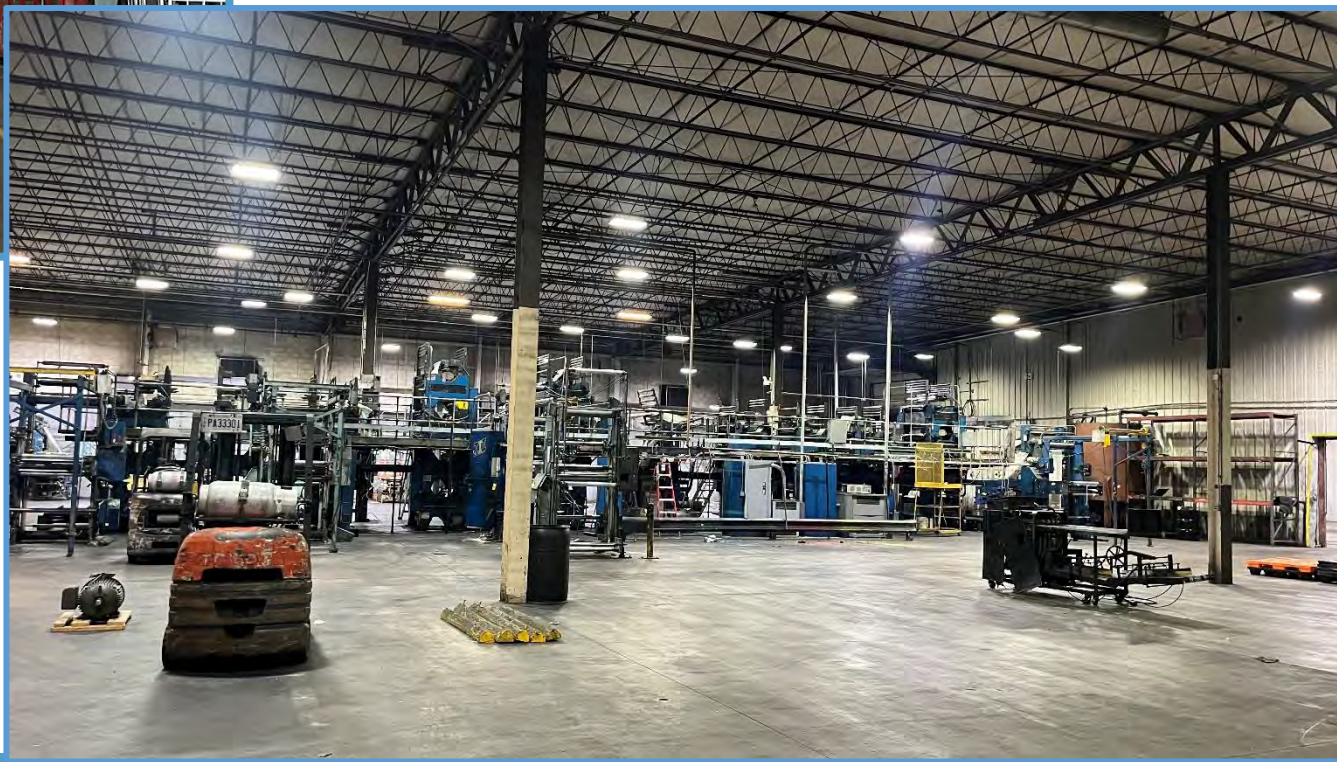


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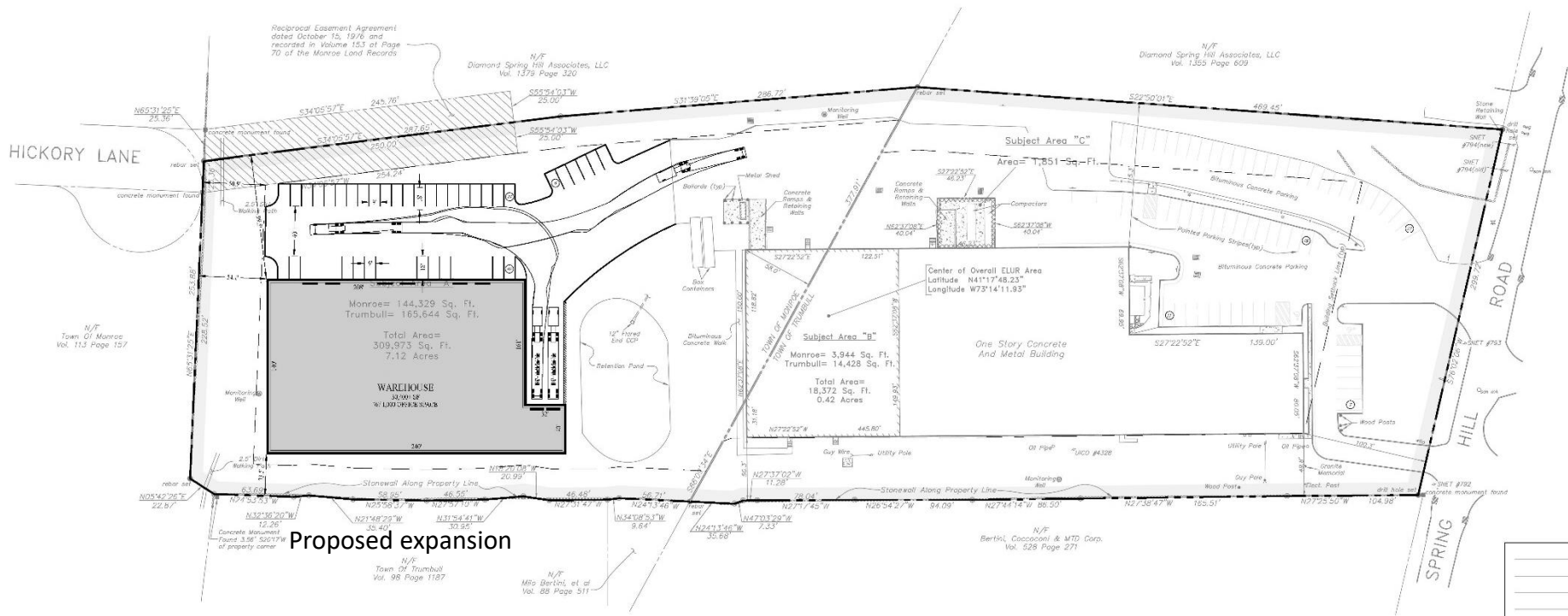
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GENERAL NOTES

- EXISTING BOUNDARY INFORMATION TAKEN FROM A PLAT TITLED "SUBJECT TO REGULATIONS OF ENVIRONMENTAL AND DEVELOPMENTAL AGENCIES OF SEVERAL LOCAL GOVERNMENTS" (205 SPRING HILL ROAD, TRUMBULL, CONNECTICUT) REGISTERED BY CIVIL AND SURVEYING NO. 9046-1 IN THE STATE OF CONNECTICUT.
- THIS SUBJECT PROPERTY CONSISTS OF A TOTAL AREA OF APPROXIMATELY 7.12 ACRES, LOCATED IN THE INDUSTRIAL ZONE OF THE TOWN OF MONROE, CONNECTICUT. THE PROPERTY IS CURRENTLY OCCUPIED BY THE INDUSTRIAL ZONE OF THE TOWN OF TRUMBULL, CONNECTICUT. COMMERCIAL WAREHOUSE AND INDUSTRIAL ZONE PERMITTED BY THE TOWN OF TRUMBULL.
- THIS PLAN WAS PREPARED UNDER A CONTRACT TO PROVIDE ENGINEERING AND ARCHITECTURAL SERVICES FOR THE PROPOSED EXPANSION OF THE WAREHOUSE AND INDUSTRIAL ZONE PERMITTED BY THE TOWN OF TRUMBULL.
- THE LOCATION OF EXISTING UTILITIES AND WATER COCKETS ARE SHOWN ON THIS PLAN. A UTILITY ASSESSMENT BY A REGISTERED PROFESSIONAL ENGINEER IS RECOMMENDED.

PARKING SUMMARY

PROPOSED DEVELOPMENT	FST	TOWN REQ.	REQ'D BY	PROVIDED
EXISTING WAREHOUSE	31 DRIVEWAY (2000000) 400 SF OF OFFICE BUILDING 400 SF OF OFFICE BUILDING 400 SF OF OFFICE BUILDING 400 SF OF OFFICE BUILDING	1000000 1000000 1000000 1000000	15 15 15 15	63
PROPOSED INDUSTRIAL BUILDING	1800 SF OF OFFICE BUILDING 1800 SF OF OFFICE BUILDING 1800 SF OF OFFICE BUILDING 1800 SF OF OFFICE BUILDING	1000000 1000000 1000000 1000000	35 35 35 35	37
TOTAL			50	100

ZONING COMPLIANCE TABLE - MONROE		
ZONE	INDUSTRIAL DISTRICT 1-1-D	PROPOSED DEVELOPMENT
MINIMUM LOT AREA	15000	33000
MINIMUM LOT FRONTAGE	125 FT	N/A
MINIMUM SQUARE	110 FT x 110 FT	PROVIDED
MINIMUM FRONT YARD	50 FT	>50 FT
MINIMUM YARD	50 FT	50 FT
MAXIMUM HEIGHT	35 FT	35 FT
BUILDING COVERAGE	20%	20%
PARKING (STREET AND OFF-ROAD)	25 FT	25 FT
ADDITIONAL REQUIREMENTS	25 FT	25 FT

ZONING COMPLIANCE TABLE - TRUMBULL		
ZONE	INDUSTRIAL DISTRICT 1-1-D	PROPOSED DEVELOPMENT
MINIMUM LOT AREA	15000	33000
MINIMUM LOT FRONTAGE	125 FT	250 FT
MINIMUM SQUARE	110 FT x 110 FT	PROVIDED
MINIMUM FRONT YARD	50 FT	50 FT
MINIMUM YARD	50 FT	50 FT
MAXIMUM HEIGHT	35 FT	35 FT
BUILDING COVERAGE	20%	20%
PARKING (STREET AND OFF-ROAD)	25 FT	25 FT
ADDITIONAL REQUIREMENTS	25 FT	25 FT

Rev. Date Description

Graphic Scale

SOLLI ENGINEERING

311 Main Street, Westport, CT 06880
T: 860.768.1000 F: 860.768.8999

Drawn by: ACM

Checked by: LAM

Approved by: EJS

Project #: 21100801

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



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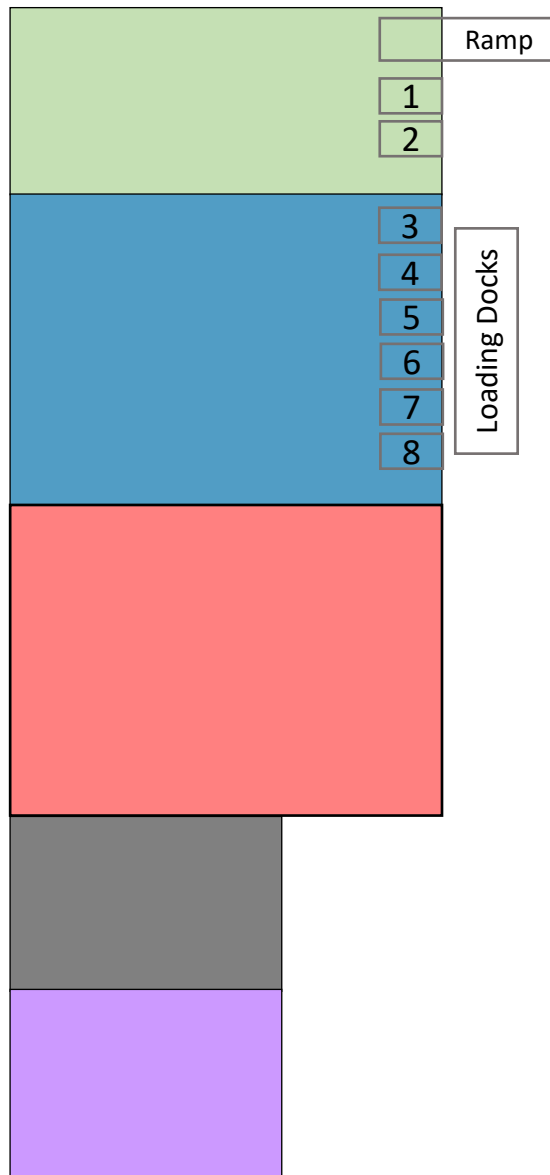


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24' Clear Height 9,900± SF

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.

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

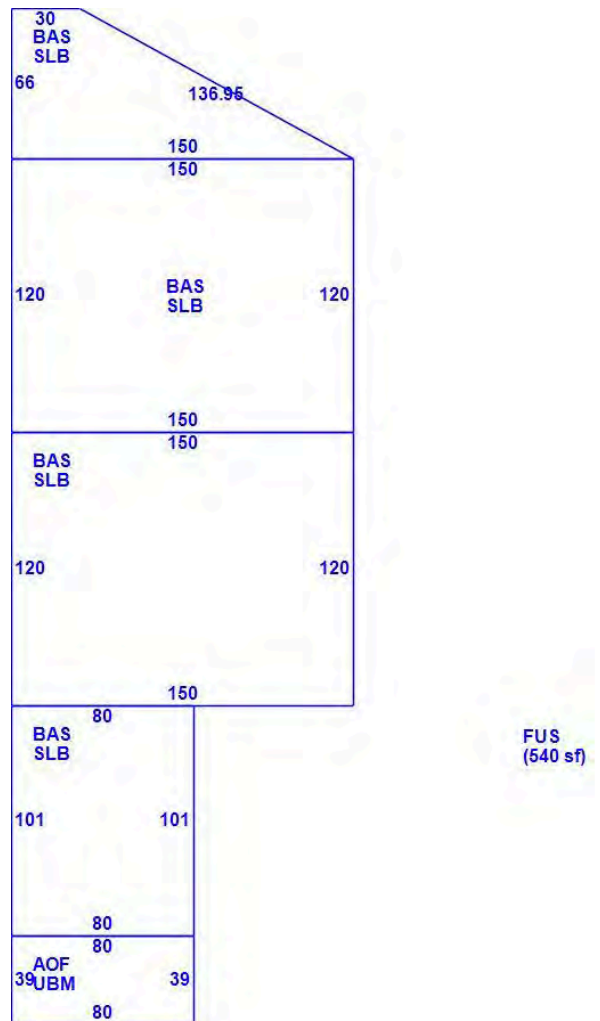
Building Photo



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

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 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					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$1,884,600	\$79,000	\$84,500	\$950,700	\$2,998,800
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

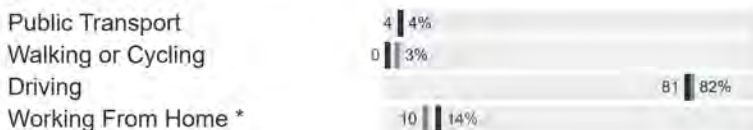


Access

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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