

# 252-262 Depot Road, Milford Connecticut



53,002± Square Feet

Land: 5.94± Acres

Bldg. 1: 15,226 Sq Ft

Bldg. 2: 24,030 Sq Ft

Bldg. 3: 13,746 Sq Ft

Zoned: LI

Year Built: 1977

Overhead Doors: 4

Loading Dock: 1

Air Conditioned: Partial A/C in offices

For Sale: \$2,950,000

For Lease: \$10.00 gross + utilities

Taxes: \$36,033.06

Sewer: \$986.40

**For additional information please contact**

**Bruce Wettstein, SIOR**

**203-226-7101 Ext 2, [bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)**

**Scott Zakos, Partner**

**203-226-7101 Ext 4, [scott@vidalwettenstein.com](mailto:scott@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.



**SIOR**

Individual Members

Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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# 262 DEPOT RD

**Location** 262 DEPOT RD

**Mblu** 92/ 705/ 1/E /

**Acct#** 012831

**Owner** KAHUNA REALTY GROUP LLC

**Assessment** \$1,262,980

**Appraisal** \$1,804,260

**PID** 19728

**Building Count** 3

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$1,173,810	\$630,450	\$1,804,260

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$821,660	\$441,320	\$1,262,980

## Owner of Record

**Owner** KAHUNA REALTY GROUP LLC

**Sale Price** \$0

**Other**

**Certificate**

**Address** 252 DEPOT RD  
MILFORD, CT 06460

**Book & Page** 02152/0484

**Sale Date** 12/28/1995

**Instrument** 11

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KAHUNA REALTY GROUP LLC	\$0		02152/0484	11	12/28/1995
BANK OF NEW HAVEN	\$0		01994/0415	14	09/08/1993
MEYERSON MONROE ET ALS	\$0		00652/1005		06/10/1971

## Building Information

### Building 1 : Section 1

**Year Built:** 1977  
**Living Area:** 15,226  
**Replacement Cost:** \$611,628  
**Building Percent** 55  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$336,400

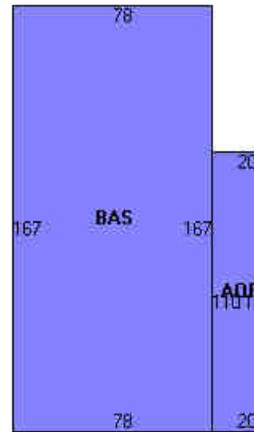
Building Attributes	
Field	Description
STYLE	Light Indust
MODEL	Industrial
Grade	AVERAGE
Stories:	1
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Air-no Duc
AC Type	None
Bldg Use	FACTORY
Total Rooms	
Total Bedrms	00
Total Baths	2
Bath Desc.	2-Full
1st Floor Use:	4000
Heat/AC	HEAT/AC SPLIT
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	24
% Comn Wall	0

## Building Photo



(<http://images.vgsi.com/photos/MilfordCTPhotos//\00\04\60\96..>)

## Building Layout



(<http://images.vgsi.com/photos/MilfordCTPhotos//Sketches/1972>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	13,026	13,026
AOF	Office, (Average)	2,200	2,200
		15,226	15,226

## Building 2 : Section 1

**Year Built:** 1977  
**Living Area:** 13,746  
**Replacement Cost:** \$314,646  
**Building Percent** 55  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$173,060

Building Attributes : Bldg 2 of 3	
Field	Description
STYLE	Warehouse

MODEL	Industrial
Grade	LOW
Stories:	1
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Shed
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Bldg Use	IND BLDG MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
Bath Desc.	No Baths
1st Floor Use:	4022
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	20
% Comn Wall	0

### Building Photo



(<http://images.vgsi.com/photos/MilfordCTPhotos//\00\02\17\34.j>)

### Building Layout



(<http://images.vgsi.com/photos/MilfordCTPhotos//Sketches/1972>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	13,746	13,746
		13,746	13,746

### Building 3 : Section 1

**Year Built:** 1970  
**Living Area:** 24,030  
**Replacement Cost:** \$1,114,031  
**Building Percent Good:** 50  
**Replacement Cost Less Depreciation:** \$557,020

Building Attributes : Bldg 3 of 3	
Field	Description
STYLE	Light Indust
MODEL	Industrial
Grade	AVERAGE

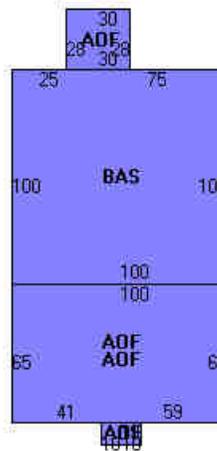
Stories:	1
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Minim/Masonry
Interior Floor 1	Concr-Finished
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Heat Pump
Bldg Use	IND BLDG MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	2
Bath Desc.	2-Full
1st Floor Use:	4022
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	24
% Comn Wall	0

### Building Photo



(<http://images.vgsi.com/photos/MilfordCTPhotos//\00\02\17\35.j>)

### Building Layout



(<http://images.vgsi.com/photos/MilfordCTPhotos//Sketches/1972>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
AOF	Office, (Average)	14,030	14,030
BAS	First Floor	10,000	10,000
		24,030	24,030

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

Use Code	4000
Description	FACTORY

#### Land Line Valuation

Size (Acres)	4.67
Frontage	0

**Zone** LI  
**Neighborhood** F  
**Alt Land Appr Category** No

**Depth** 0  
**Assessed Value** \$441,320  
**Appraised Value** \$630,450

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			80000 S.F.	\$75,370	1
SHD3	METAL			5290 S.F.	\$31,960	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$1,173,810	\$630,450	\$1,804,260
2016	\$1,173,810	\$630,450	\$1,804,260
2013	\$1,265,600	\$734,400	\$2,000,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$821,660	\$441,320	\$1,262,980
2016	\$821,660	\$441,320	\$1,262,980
2013	\$885,920	\$514,080	\$1,400,000

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# 0 ROCK LN

**Location** 0 ROCK LN

**Mblu** 92/ 705/ 1/G /

**Acct#** 012832

**Owner** KAHUNA REALTY GROUP LLC

**Assessment** \$36,010

**Appraisal** \$51,440

**PID** 19729

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$51,440	\$51,440

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$36,010	\$36,010

## Owner of Record

**Owner** KAHUNA REALTY GROUP LLC

**Sale Price** \$0

**Other**

**Certificate**

**Address** 252 DEPOT RD  
MILFORD, CT 06460

**Book & Page** 02152/0484

**Sale Date** 12/28/1995

**Instrument** 11

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KAHUNA REALTY GROUP LLC	\$0		02152/0484	11	12/28/1995
BANK OF NEW HAVEN	\$0		01994/0415	14	09/08/1993
MEYERSON MONROE ET ALS	\$0		00652/0050		06/10/1971

## Building Information

### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

**Building Percent**

**Good:**

**Replacement Cost**

**Less Depreciation:** \$0

### Building Attributes

Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Description:	
Kitchen Descrip:	
Int Condition:	
Solar Panels	
House Generator	

### Building Photo



(<http://images.vgsi.com/photos/MilfordCTPhotos//\00\04\60\97..>)

### Building Layout

(<http://images.vgsi.com/photos/MilfordCTPhotos//Sketches/1972>)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

<b>Use Code</b>	4420
<b>Description</b>	IND LD UD
<b>Zone</b>	LI
<b>Neighborhood</b>	F

#### Land Line Valuation

<b>Size (Acres)</b>	1.27
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$36,010

**Outbuildings**

<b>Outbuildings</b>	<b><u>Legend</u></b>
No Data for Outbuildings	

**Valuation History**

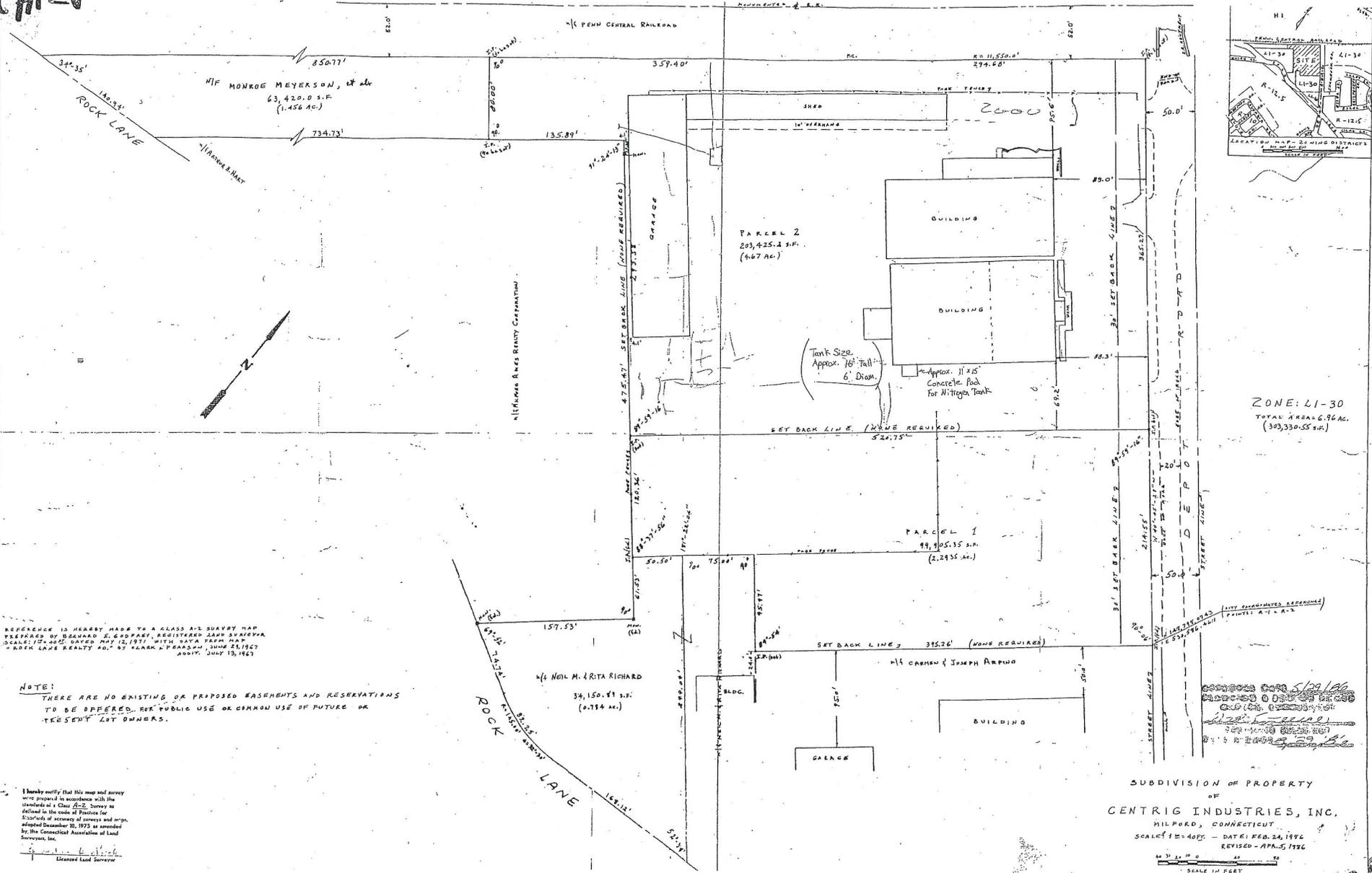
<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$0	\$51,440	\$51,440
2016	\$0	\$51,440	\$51,440
2013	\$0	\$19,050	\$19,050

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$0	\$36,010	\$36,010
2016	\$0	\$36,010	\$36,010
2013	\$0	\$13,340	\$13,340

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LC 1111

AB 111



REFERENCE IS HEREBY MADE TO A PLASS AND SURVEY MAP PREPARED BY BERNARD S. GOODPAST, REGISTERED LAND SURVEYOR, SCALE: 1" = 40', DATED MAY 12, 1971 WITH DATA FROM MAP "ROCK LANE REVDY 401" BY CLARK W. PROROGAN, JUNE 25, 1967 ADJUST. JULY 13, 1967

**NOTE:**  
THERE ARE NO EXISTING OR PROPOSED EASEMENTS AND RESERVATIONS TO BE OFFERED FOR PUBLIC USE OR COMMON USE OF FUTURE OR THE SEVERAL LOT OWNERS.

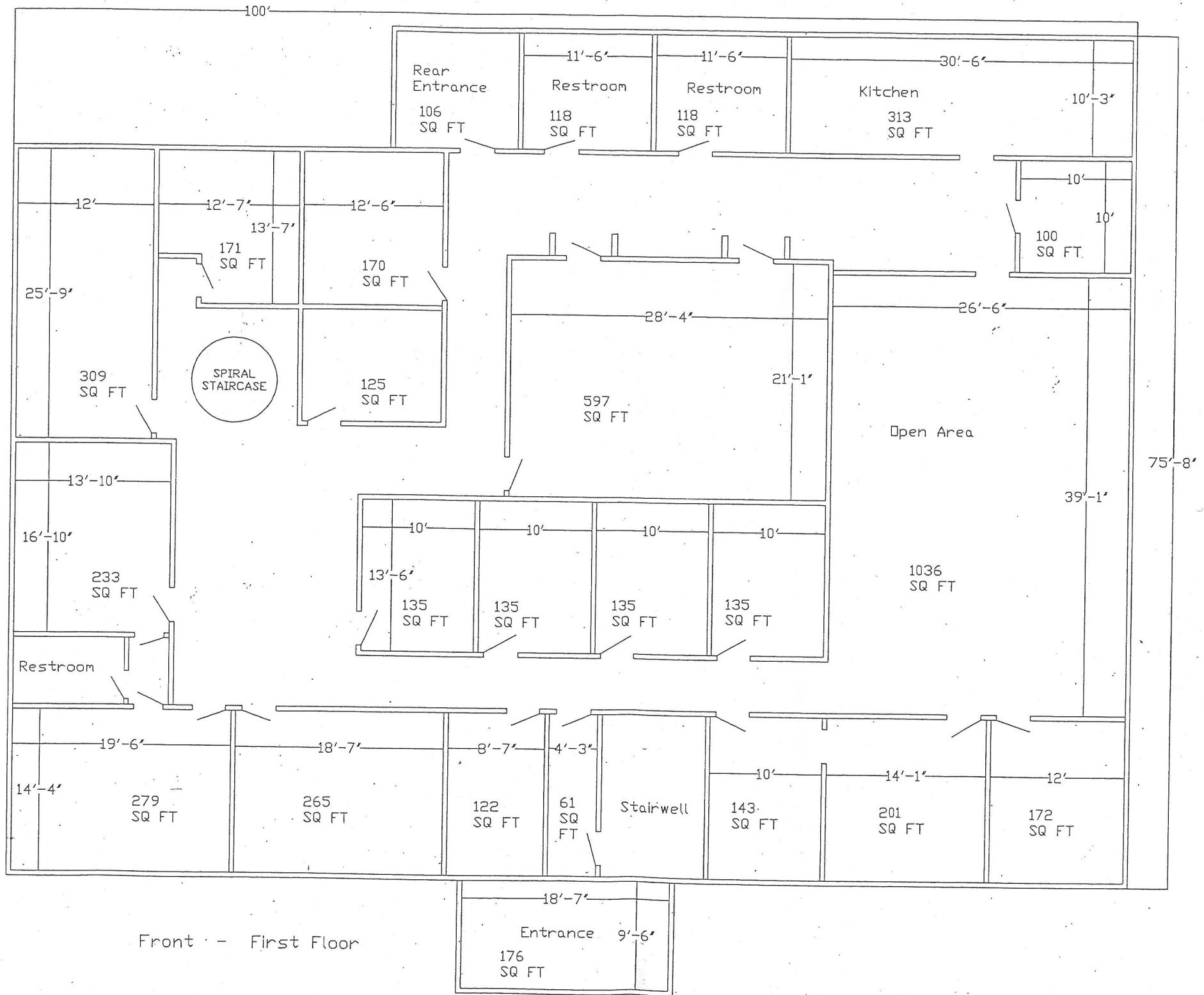
I hereby certify that this map and survey were prepared in accordance with the standards of a Class A-2 Survey as defined in the code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 30, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

CLARK W. PROROGAN  
Licensed Land Surveyor

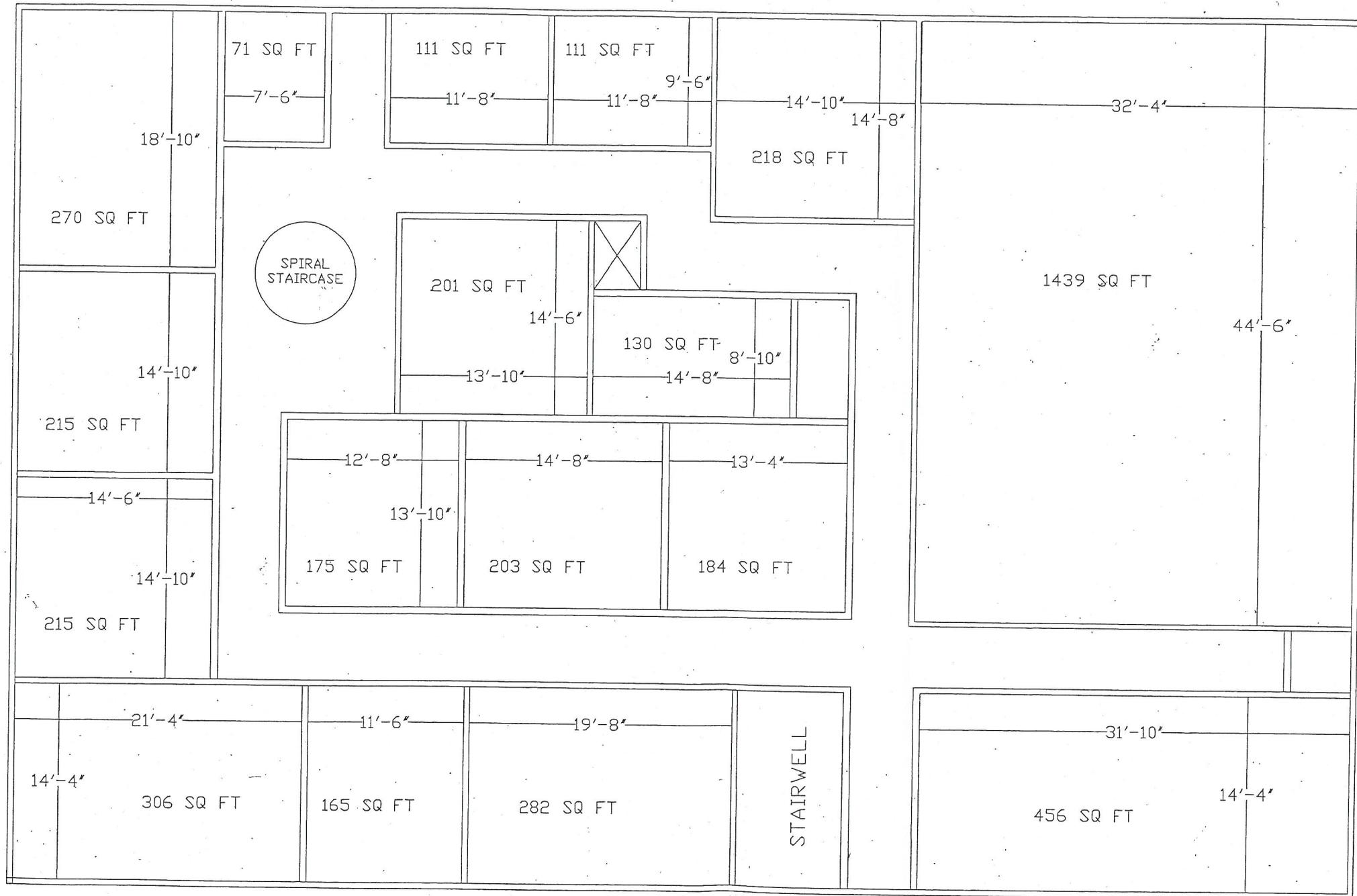
DATE 5/29/86  
SCALE 1" = 40'  
DATE: FEB. 24, 1976  
REVISED - APR. 5, 1976

SUBDIVISION OF PROPERTY OF  
**CENTRIG INDUSTRIES, INC.**  
MILFORD, CONNECTICUT  
SCALE 1" = 40' - DATE: FEB. 24, 1976  
REVISED - APR. 5, 1976

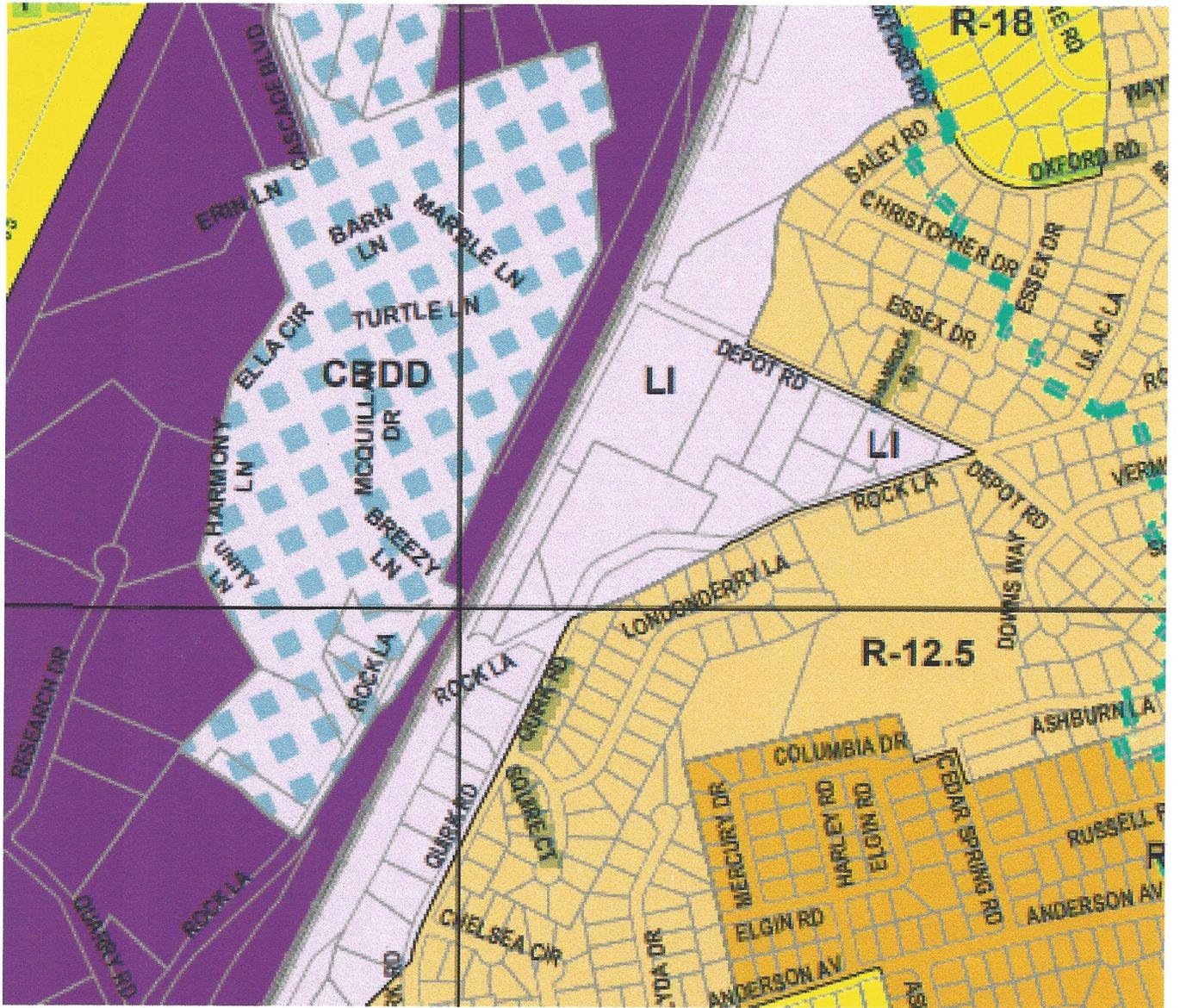
SCALE IN FEET



Front - First Floor



Front - Second Floor

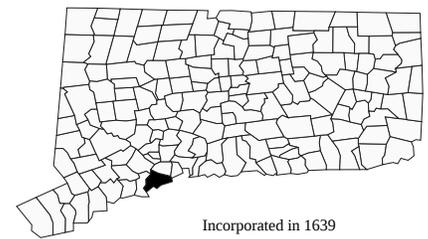


# Milford, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

**City Hall**  
70 West River St.  
Milford, CT 06460  
(203) 783-3215

*Belongs To*  
New Haven County  
LMA Bridgeport - Stamford  
South Central Planning Area



Incorporated in 1639

## Demographics

### Population

	Town	County	State
2000	52,305	824,008	3,405,565
2010	52,759	862,477	3,574,097
2012-2016	53,430	860,874	3,588,570
2020	51,054	898,514	3,604,591
'16 - '20 Growth / Yr	-1.2%	1.0%	0.1%

	Town	County	State
Land Area (sq. miles)	22	605	4,842
Pop./Sq. Mile (2012-2016)	2,409	1,424	741
Median Age (2012-2016)	44	40	41
Households (2012-2016)	21,549	326,487	1,354,713
Med. HH Inc. (2012-2016)	\$81,844	\$62,715	\$71,755

	Town	State
Veterans (2012-2016)	3,033	188,759

### Age Distribution (2012-2016)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	2,441 5%	5,522 10%	5,591 10%	13,696 26%	16,930 32%	9,250 17%	53,430 100%
County	45,608 5%	101,958 12%	121,393 14%	217,078 25%	240,502 28%	134,335 16%	860,874 100%
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%

### Race/Ethnicity (2012-2016)

	Town	County	State
White Alone, Non-Hispanic	45,212	557,698	2,464,450
Black Alone	1,431	110,829	372,696
Asian	2,559	33,744	152,782
Native American	42	1,688	9,399
Other/Multi-Race	1,355	70,065	284,582
Hispanic or Latino	3,478	144,549	537,728

	Town	County	State
Poverty Rate (2012-2016)	7.0%	12.8%	10.4%

### Educational Attainment (2012-2016)

	Town	County	State
High School Graduate	11,314 28%	673,220 27%	27%
Associates Degree	3,129 8%	184,426 7%	7%
Bachelors or Higher	16,190 41%	938,319 38%	38%

## Economics

### Business Profile (2016)

Sector	Units	Employment
Total - All Industries	2,093	28,188
23 - Construction	170	961
31-33 - Manufacturing	146	3,169
44-45 - Retail Trade	315	5,764
56 - Administrative and Waste Services	104	1,921
62 - Health Care and Social Assistance	175	3,268
72 - Accommodation and Food Services	186	2,852
Total Government	32	2,572

### Top Five Grand List (2014)

	Amount
Connecticut Post Mall	\$135,310,262
Connecticut Light & Power	\$109,403,339
Milford Crossing Investors	\$61,950,000
Wolff	\$51,316,641
JP Construction	\$28,200,980
Net Grand List (SFY 2015-2016)	\$6,407,742,833

### Major Employers (2014)

Servicom Llc	Milford Hospital
Schick-Wilkinson Sword	Subway World Headquarters
Doctor's Associates Inc	

## Education

### 2017-2018 School Year

	Grades	Enrollment
Milford School District	PK-12	5,792

### Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	62.6%	53.1%	62.2%	50.0%	48.2%	41.8%
ELA	59.4%	51.8%	60.0%	54.1%	66.9%	53.7%

### Pre-K Enrollment (PSIS)

	2016-2017
Milford School District	200

### Rate of Chronic Absenteeism (2016-2017)

	All
Connecticut	9.9%
Milford School District	7.6%

### 4-Year Cohort Graduation Rate (2016-2017)

	All	Female	Male
Connecticut	87.9%	90.9%	85.1%
Milford School District	90.1%	94.1%	86.0%

### Public vs Private Enrollment (2012-2016)

	Town	County	State
Public	81.5%	88.0%	86.8%
Private	18.5%	12.0%	13.2%

# Milford, Connecticut

CERC Town Profile 2018



Connecticut  
Economic  
Resource Center

## Government

Government Form: Mayor - Council

Total Revenue (2016)	\$214,644,000	Total Expenditures (2016)	\$209,772,000	Annual Debt Service (2016)	\$15,479,000
Tax Revenue	\$178,278,000	Education	\$124,576,000	As % of Expenditures	7.4%
Non-tax Revenue	\$36,366,000	Other	\$85,196,000	Eq. Net Grand List (2016)	\$9,096,188,398
Intergovernmental	\$25,086,000	Total Indebtedness (2016)	\$152,959,000	Per Capita	\$168,280
Per Capita Tax (2016)	\$3,295	As % of Expenditures	72.9%	As % of State Average	111.2%
As % of State Average	114.7%	Per Capita	\$2,830	Moody's Bond Rating (2016)	Aa1
		As % of State Average	114.1%	Actual Mill Rate (2016)	27.88
				Equalized Mill Rate (2016)	19.58
				% of Net Grand List Com/Ind (2016)	18.9%

## Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	23,286	362,497	1,493,798
% Single Unit (2012-2016)	68.7%	53.6%	59.1%
New Permits Auth (2017)	194	750	4,547
As % Existing Units	0.8%	0.2%	0.3%
Demolitions (2017)	24	202	1,403
Home Sales (2013)	606	5,858	26,310
Median Price	\$306,000	\$244,000	\$269,300
Built Pre-1950 share	28.8%	33.4%	29.7%
Owner Occupied Dwellings	16,314	203,568	900,223
As % Total Dwellings	75.7%	62.4%	66.5%
Subsidized Housing (2017)	1,234	46,104	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	44	1,128	3,417
\$100,000-\$199,999	123	2,047	7,522
\$200,000-\$299,999	211	1,418	6,031
\$300,000-\$399,999	132	730	3,380
\$400,000 or More	96	535	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,452	\$1,075	\$1,094
Cost-burdened Renters	52.3%	55.9%	52.5%

## Labor Force

	Town	County	State
Residents Employed	28,612	430,024	1,795,519
Residents Unemployed	1,345	24,872	96,273
Unemployment Rate	4.5%	5.5%	5.1%
Self-Employed Rate	11.1%	8.5%	9.9%
Total Employers	2,093	23,754	117,337
Total Employed	28,188	362,096	1,666,580

Connecticut Commuters (2015)

Commuters Into Town From:	Town Residents Commuting To:		
Milford, CT	6,173	Milford, CT	6,173
Bridgeport, CT	2,449	New Haven, CT	2,473
West Haven, CT	2,399	Bridgeport, CT	2,116
New Haven, CT	1,621	Stratford, CT	1,999
Stratford, CT	1,576	Shelton, CT	1,160
Shelton, CT	974	Fairfield, CT	988
Hamden, CT	925	West Haven, CT	856

## Quality of Life

Crime Rates (per 100,000 residents) (2016)

	Town	State
Property	2,210	1,780
Violent	62	224

Distance to Major Cities

	Miles
Hartford	42
New York City	61
Providence	94
Boston	130
Montreal	299

Residential Utilities

<b>Electric Provider</b>
The United Illuminating Co. (800) 257-0141
<b>Gas Provider</b>
Southern Connecticut Gas Company (800) 659-8299
<b>Water Provider</b>
South Central CT Regional Water Auth. (203) 562-4020
<b>Cable Provider</b>
Cablevisions Systems of Southern CT (203) 336-2225

Disengaged Youth (2012-2016)

	Town	State
Female	2.3%	4.5%
Male	3.1%	5.5%

	Town
Library circulation per capita	4.26