

# INDUSTRIAL SPACE FOR LEASE

262 Quarry Road Unit J, Milford 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.

# 262 Quarry Road J, Milford CT

## Located in Quarry Road Business Park



Location: Ideal location off exit 40 of I-95

### PROPERTY DETAILS

Building Area: 3,640± SF

Zoning: ID

Parking: in common

Sprinkler: Yes, wet system

Drive in doors: 2 10' x 10' doors

Clear Height: 16' clear

Bathroom: ADA compliant

Electric: 120/208 volt 400 amp

HVAC: Yes 100% including warehouse

Heating: Gas

Water/ Sewer: City

Lease Rate: \$10.25 PSF NNN \$4.00 PSF



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

## VIDAL/WETTENSTEIN, LLC

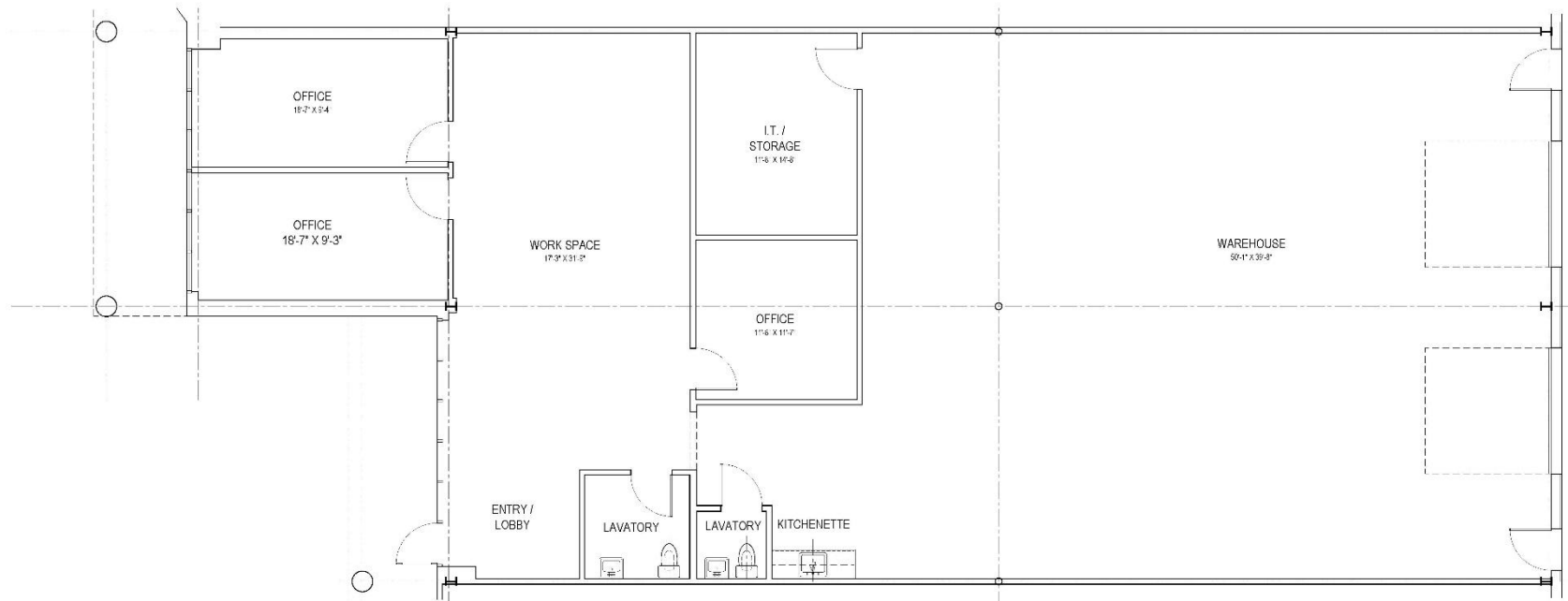


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REVISED	
No.	DATE
WALL TYPES LEGEND	
---	Existing to remain
- - -	Existing to be removed
///	New Construction
SUBMITTED	
No.	DATE

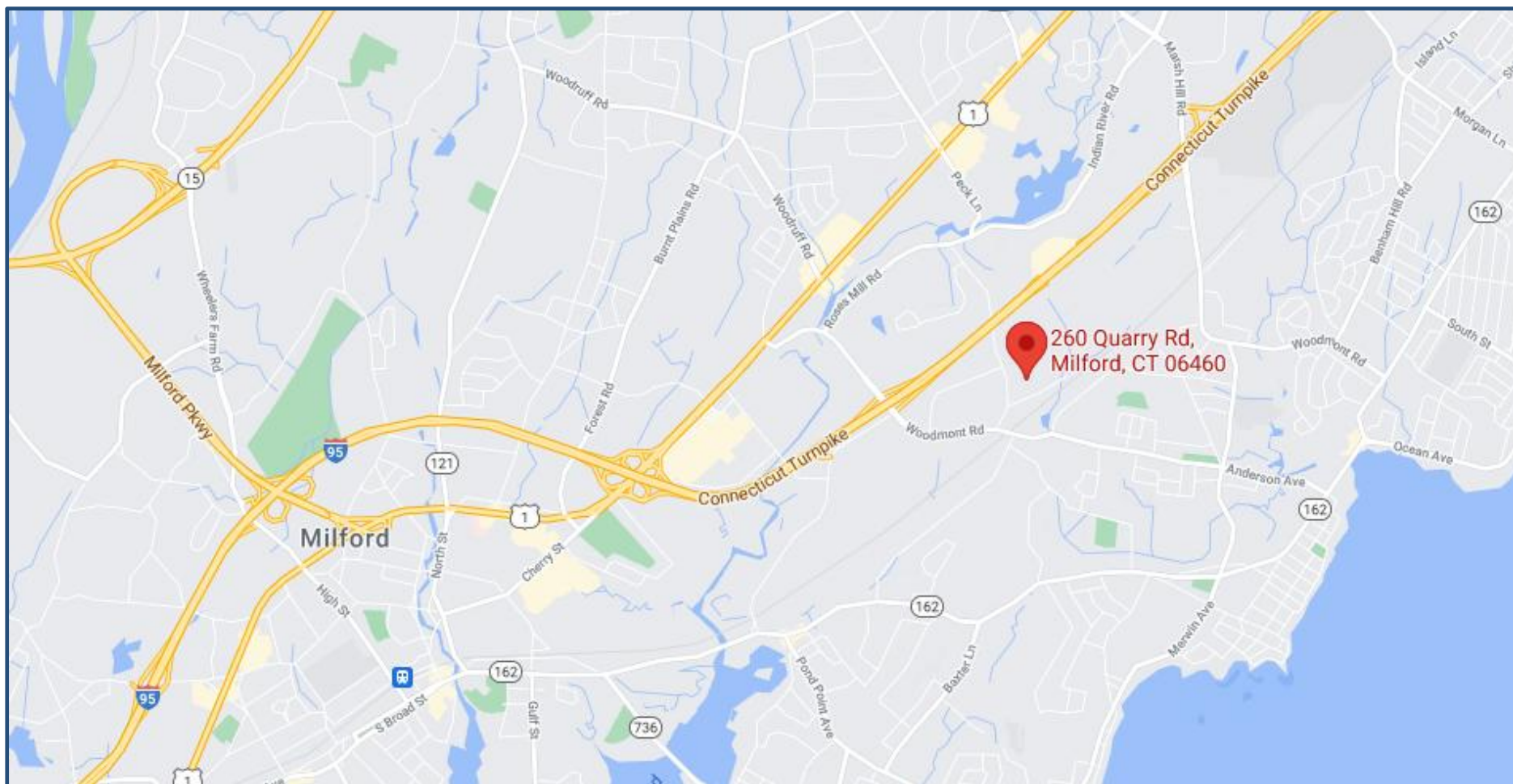


# 262 Quarry Road J, Milford, CT





# 262 Quarry Road J, Milford CT



# Milford, Connecticut

## General

ACS, 2019–2023	Milford	State
Current Population	52,340	3,598,348
Land Area <i>mi</i> <sup>2</sup>	22	4,842
Population Density <i>people per mi</i> <sup>2</sup>	2,360	743
Number of Households	22,098	1,420,170
Median Age	47	41
Median Household Income	\$109,580	\$93,760
Poverty Rate	4%	10%

## Economy

### Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance	5,153	
<i>Ambulatory Health Care Services</i>		49%
2 Retail Trade	4,777	
<i>Food and Beverage Stores</i>		22%
3 Accommodation and Food Services	2,598	
<i>Food Services and Drinking Places</i>		87%
4 Manufacturing	2,387	
<i>Fabricated Metal Product Mfg</i>		23%
6 Wholesale Trade	1,629	
<i>Merchant Wholesalers, Durable Goods</i>		66%
Total Jobs, All Industries	26,959	

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	546	741	728	721	728

Total Active Businesses 5,736

### Key Employers

Data from Municipalities, 2025

- 1 Servicom LLC
- 2 Milford Hospital
- 3 Schick-Wilkinson Sword
- 4 Subway World Headquarters
- 5 Doctor's Associates Inc

## Demographics

ACS, 2019–2023

### Age Distribution

	Milford	State
Under 10	4,392	10%
10 to 19	5,530	13%
20 to 29	5,592	13%
30 to 39	6,543	13%
40 to 49	6,012	12%
50 to 59	8,572	14%
60 to 69	8,551	13%
70 to 79	4,627	8%
80 and over	2,521	4%

### Race and Ethnicity

	Milford	State
Asian	5%	5%
Black	3%	10%
Hispanic or Latino/a	9%	18%
White	80%	63%
Other	3%	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

	Milford	State
English	77	87%
Spanish	4	13%

### Educational Attainment

	Milford	State
High School Diploma Only	25	26%
Associate Degree	8	8%
Bachelor's Degree	23	29%
Master's Degree or Higher	19	20%

## Housing

ACS, 2019–2023

	Milford	State
Median Home Value	\$379,300	\$343,200
Median Rent	\$1,822	\$1,431
Housing Units	23,893	1,536,049

	Milford	State
Owner-Occupied	66	77%
Detached or Semi-Detached	65	76%
Vacant	8	8%

## Schools

CT Department of Education, 2024-25

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Milford School District	PK-12	5,218	220	91%
Statewide	-	508,402	20,762	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Milford School District	53%	56%
Statewide	44%	49%

# Milford, Connecticut

## Labor Force

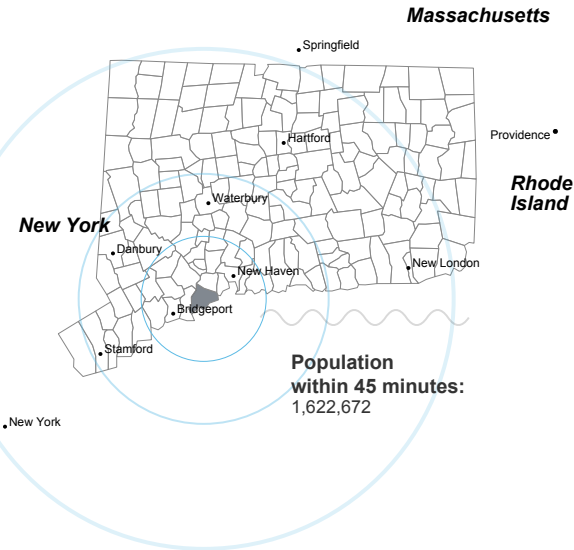
CT Department of Labor, 2024

	Milford	State
Employed	29,925	1,842,285
Unemployed	977	67,181

Unemployment Rate	3   4%
Self-Employment Rate*	9   10%

\*ACS, 2019–2023

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



## Access

ACS, 2019–2023

# Access

ACS, 2019–2023

	Milford	State
Mean Commute Time *	26 min	26 min
No Access to a Car	4   9%	
No Internet Access	6   7%	

## Commute Mode

Public Transport	3   3%
Walking or Cycling	1   3%
Driving	78   80%
Working From Home *	14   15%

## Public Transit

CT <i>transit</i> Service	New Haven metro, Stamford metro
Other Public Bus Operations	Milford Transit District
Train Service	Metro-North

\* 5 year estimates include pre-pandemic data

## Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

### Municipal Revenue

Total Revenue	\$231,788,000
Property Tax Revenue	\$187,069,000
per capita	\$3,551
per capita, as % of state avg.	108%
Intergovernmental Revenue	\$29,149,000
Revenue to Expenditure Ratio	98%

### Municipal Expenditure

Total Expenditure	\$235,427,000
Educational	\$156,076,000
Other	\$79,351,000

### Grand List

Equalized Net Grand List	\$11,507,150,449
per capita	\$218,439
per capita, as % of state avg.	122%
Commercial/Industrial Share of Net Grand List	20%
Actual Mill Rate	27.65
Equalized Mill Rate	16.27

### Municipal Debt

Moody's Rating (2024)	Aa1
S&P Rating (2024)	AA+
Total Indebtedness	\$185,178,000
per capita	\$3,515
per capita, as % of state avg.	120%
as percent of expenditures	79%
Annual Debt Service	\$18,723,000
as % of expenditures	8%

## 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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