

INDUSTRIAL SPACE FOR LEASE

30 & 120 Moffitt Street, Stratford, CT



To arrange a tour contact:
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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.

INDUSTRIAL SPACE FOR LEASE

30 & 120 Moffitt Street, Stratford, CT

30 Moffitt Street – 26,118 SF
120 Moffitt Street – 41,707 SF




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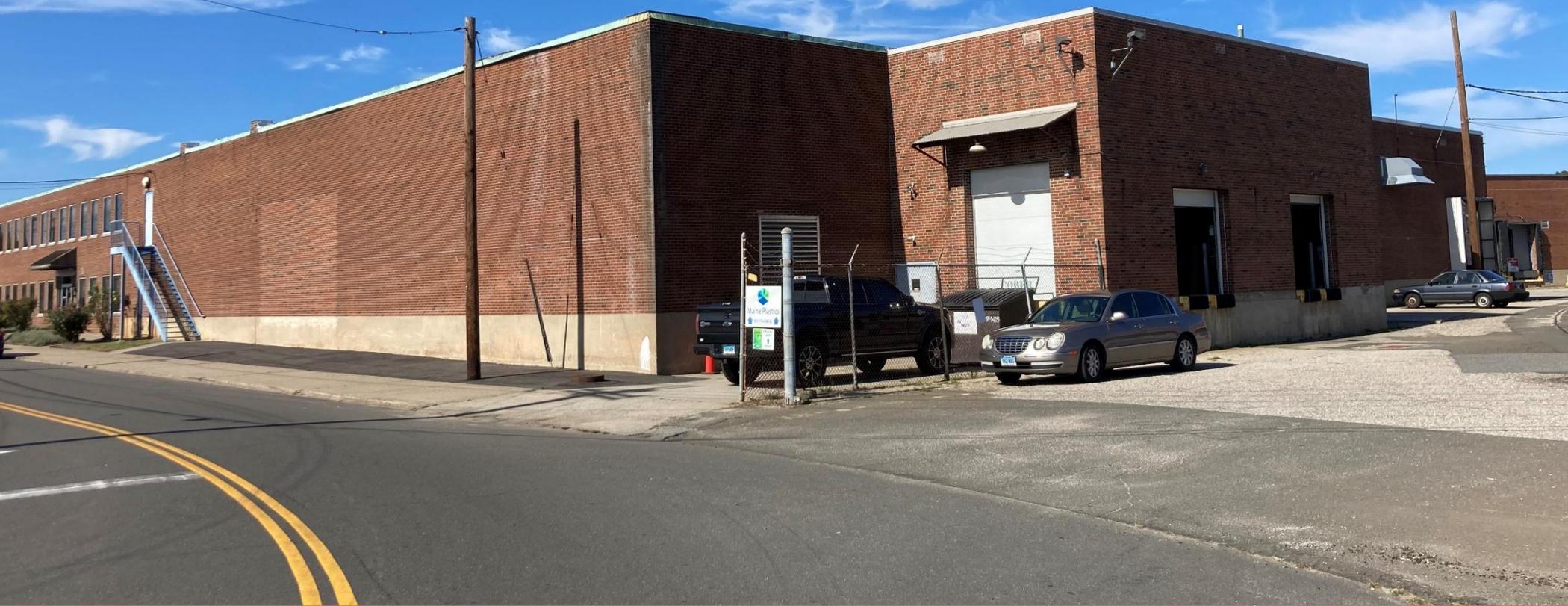
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HIGH -BAY WAREHOUSE / MANUFACTURING *Multi Tenanted Building*

Property Highlights:

- Well maintained property with many uses including; warehouse distribution and manufacturing
- Office area has larges offices, large conference room, bullpen area and two kitchens.
- Ample space for truck turnaround
- Space is rectangular shape
- **Asking rate reduced: \$6.95 PSF** + NNN (\$3.25 PSF)
- Separately metered electric & gas



Location:

Easy access from I-95 Exit 30, Surf Avenue

SPACE DETAILS

Space Area: 26,188± SF

Land Area: 7.62 acre

Zoning: MA Light Industrial Zone

Parking: Abundant

Office: 4,800± SF

Loading: 4 docks with 1 levelator

HVAC: Central in offices

Power: 2,500 amps

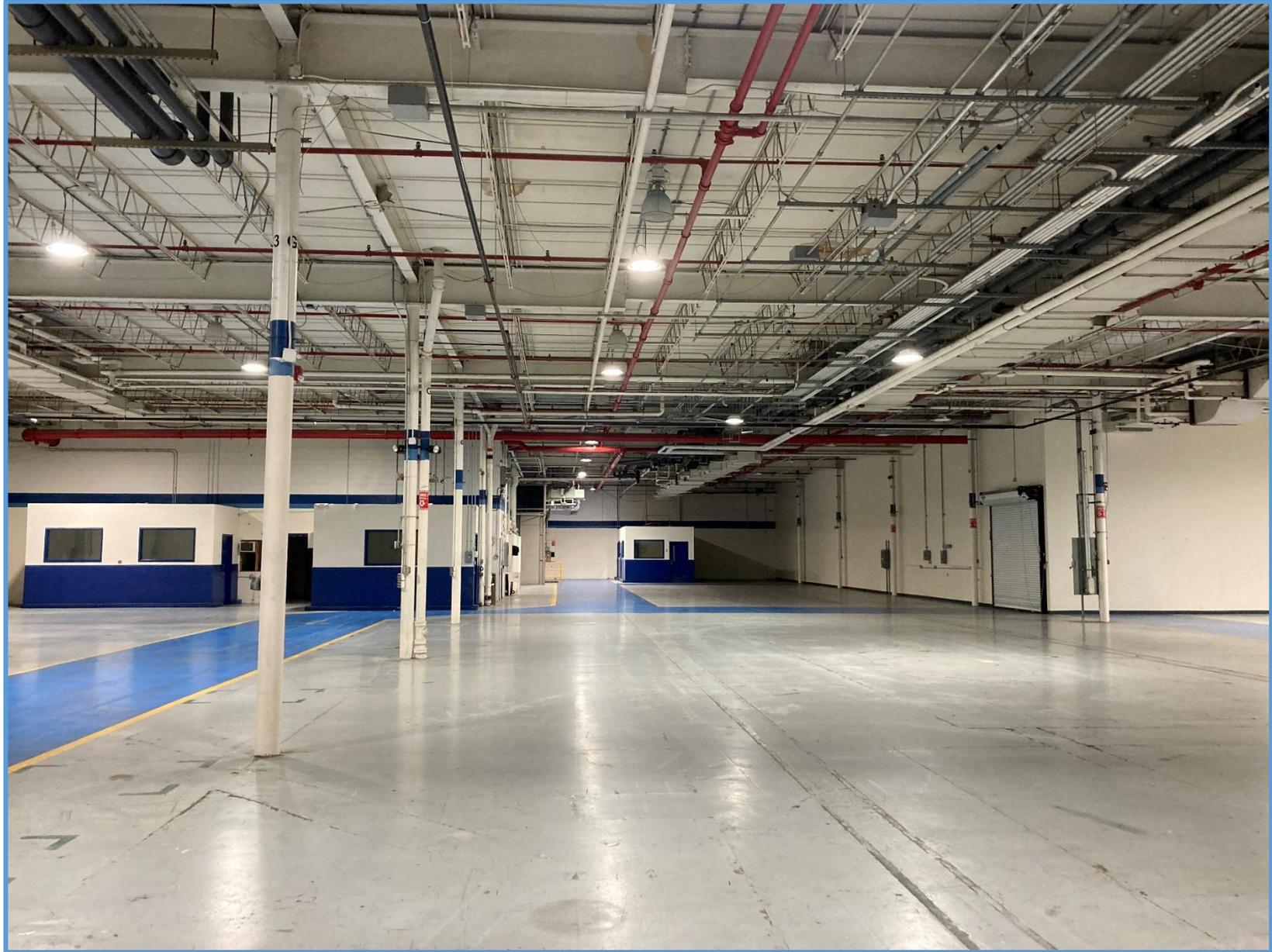
Sprinkler: yes, wet system

Ceiling Height: 18' clear

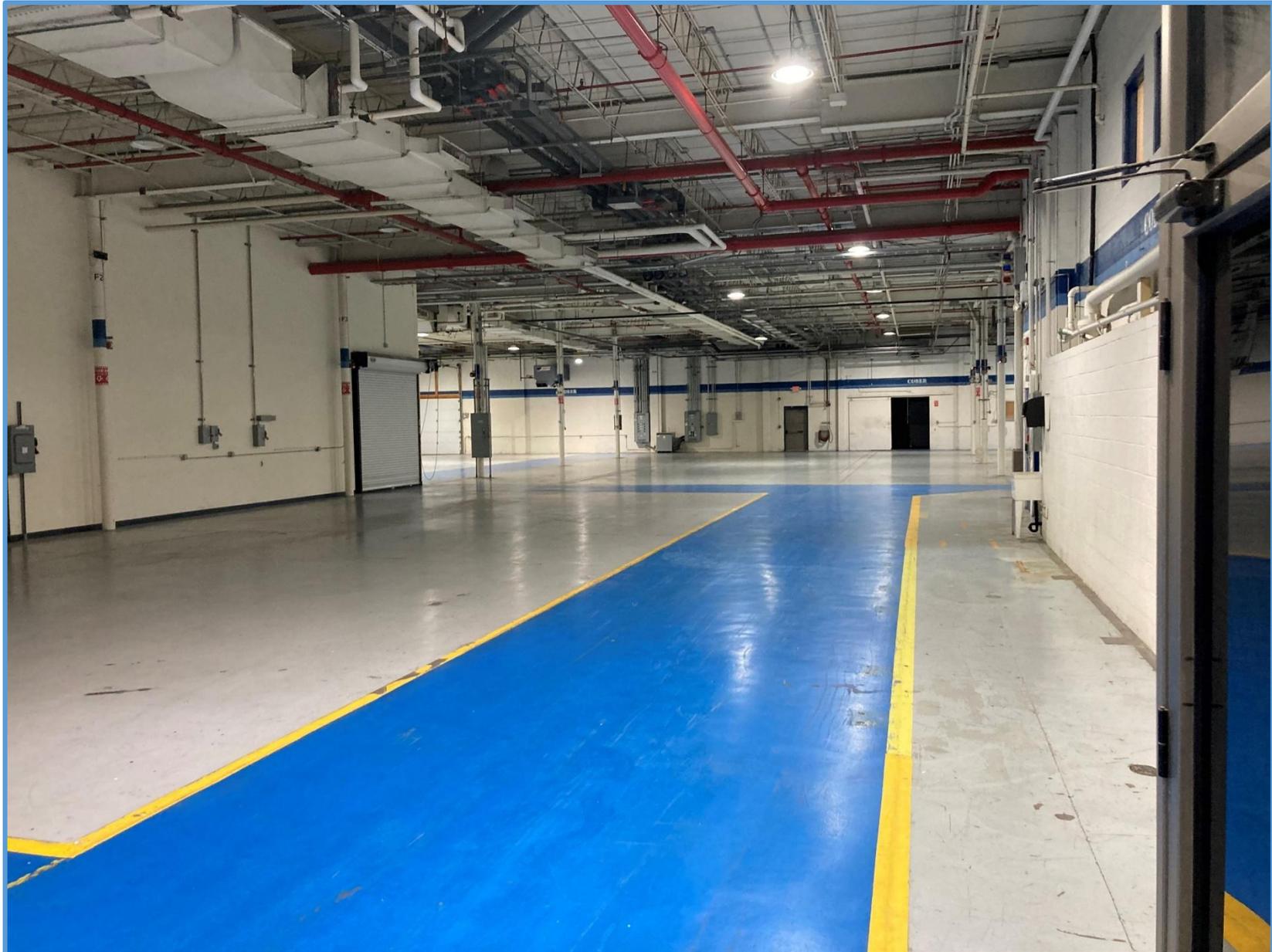
Water/ Sewer: City

Column: 25'/50'

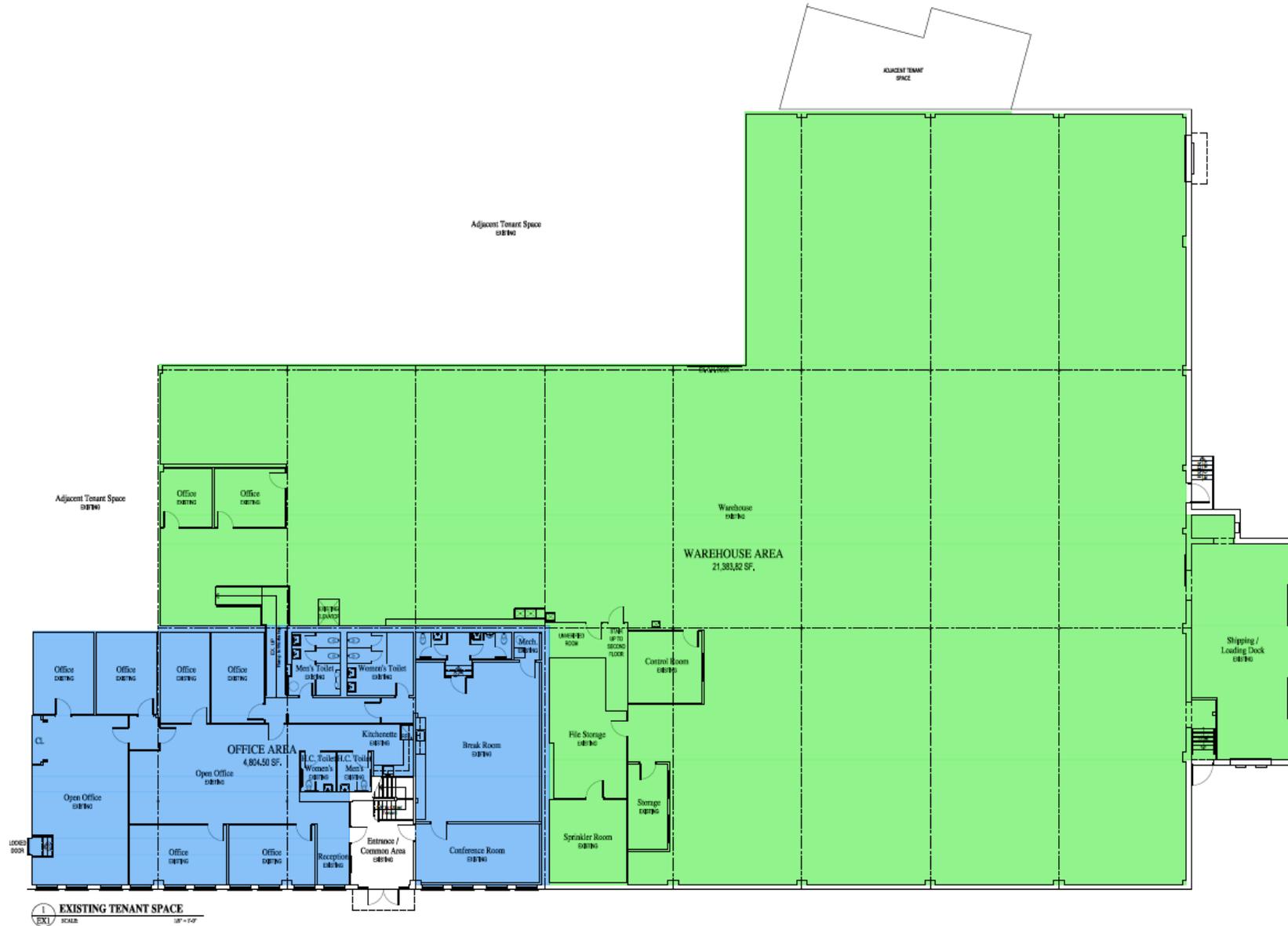
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30 Moffitt Street, Stratford, CT



120 Moffitt Street, Stratford, CT



120 Moffitt Street, Stratford, CT

RARE HIGH -BAY WAREHOUSE / MANUFACTURING *Single Tenant Building*

Property Highlights:

- Well maintained property with many uses including; warehouse distribution and manufacturing
- One story masonry building
- Ample space for truck turnaround
- Asking rate: \$11.95 PSF + NNN (\$3.25 PSF)
- Separately metered electric & gas
- Visible from I-95
- I-95 traffic count is: 108,000 vehicles per day



Location:

Easy access from I-95 Exit 30 & 31, Surf Avenue/
Honeyspot Road

SPACE DETAILS

Space Area: 41,707± SF

Zoning: MA Zone

Parking: in common 55±

Office/mezzanine: 2,500± SF

Loading: 4' loading docks

Power: 3 -400 amps services, 480 volts, 3 phase

Sprinkler: yes

Ceiling Height: 28' clear

Water/ Sewer: City

Column: 43' x 25' bays



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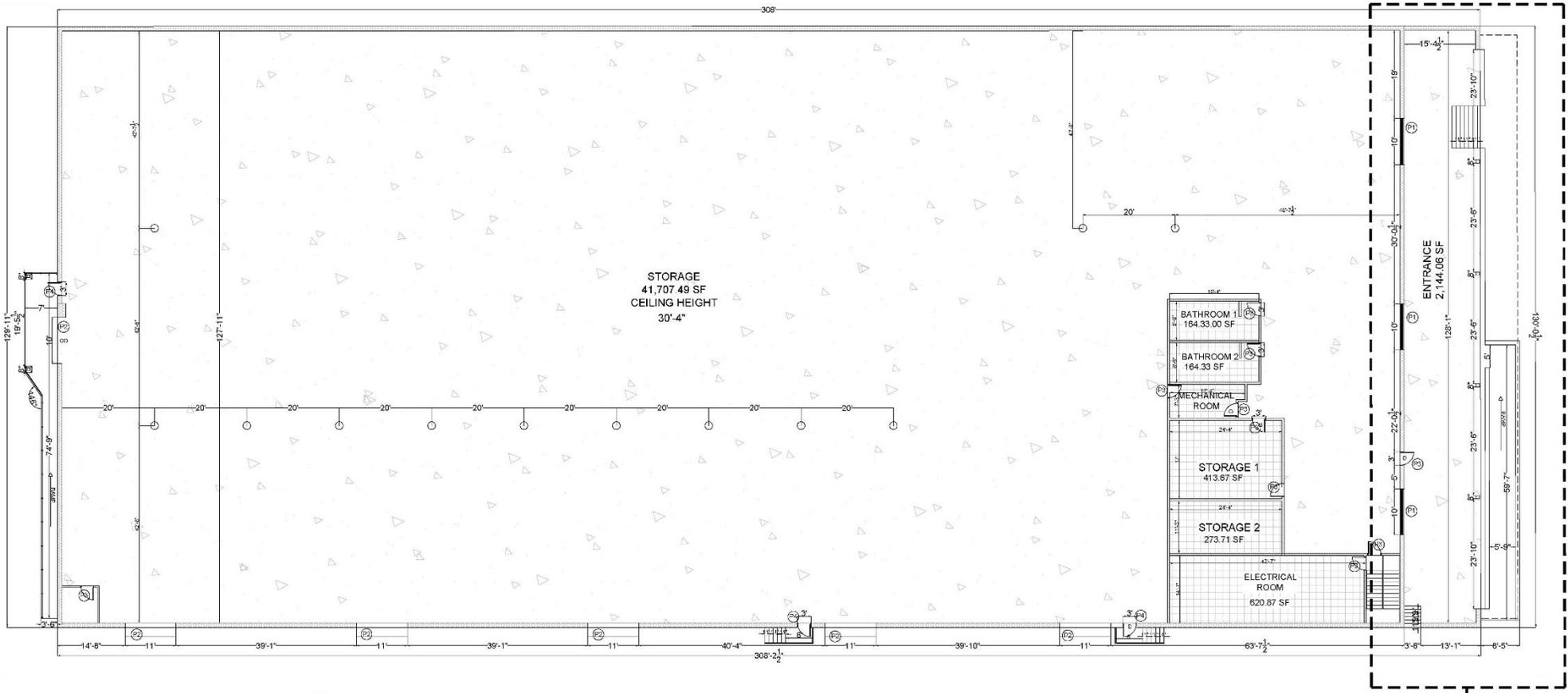
120 Moffitt Street, Stratford, CT



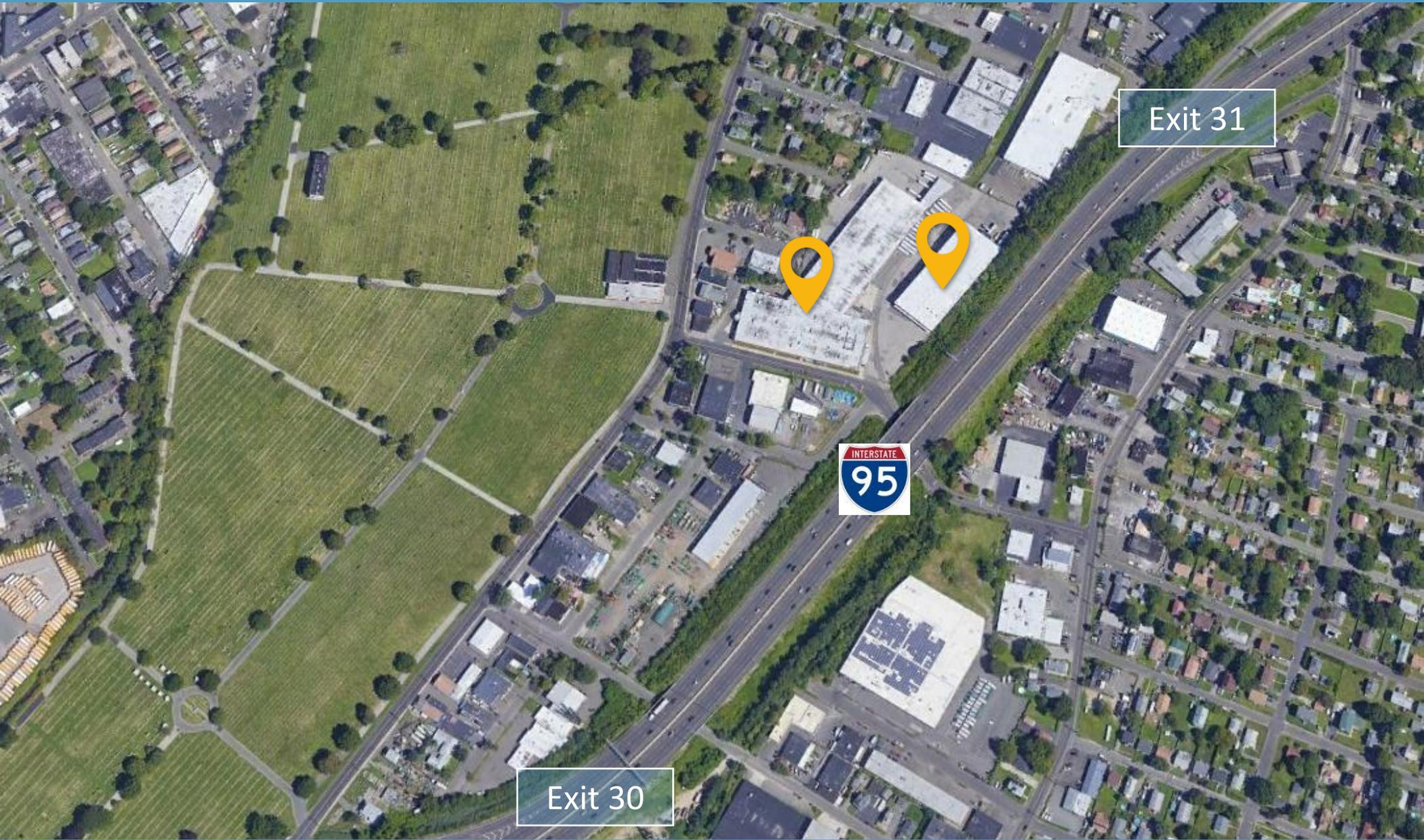
120 Moffitt Street, Stratford, CT



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Stratford, Connecticut

General

	Stratford	State
ACS, 2019–2023		
Current Population	52,403	3,598,348
Land Area <i>mi</i> ²	17	4,842
Population Density <i>people per mi</i> ²	2,998	743
Number of Households	20,679	1,420,170
Median Age	46	41
Median Household Income	\$93,820	\$93,760
Poverty Rate	7%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Manufacturing	8,974	
<i>Transportation Equip Mfg</i>		61%
2 Government	6,430	
<i>Local Government</i>		80%
3 Health Care and Social Assistance	3,384	
<i>Ambulatory Health Care Services</i>		37%
4 Transportation and Warehousing	2,947	
<i>Transit & Ground Passenger Transp</i>		34%
5 Retail Trade	2,301	
<i>General Merchandise Retailers</i>		28%
Total Jobs, All Industries	32,738	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	545	665	703	728	674

Total Active Businesses 4,642

Key Employers

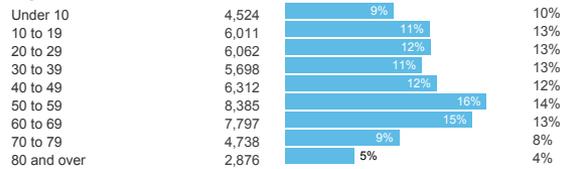
Data from Municipalities, 2025

- Sikorsky, A Lockheed Martin Company
- Two Roads Brewing Company
- Ashcroft Industries
- Nuovo Pasta
- Kubtec

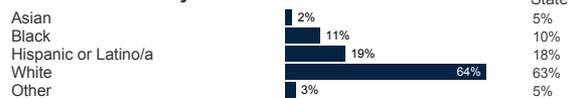
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

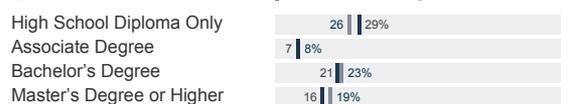


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



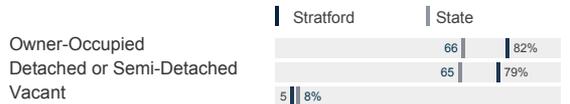
Educational Attainment



Housing

ACS, 2019–2023

	Stratford	State
Median Home Value	\$344,200	\$343,200
Median Rent	\$1,610	\$1,431
Housing Units	21,880	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Stratford School District	PK-12	6,578	217	87%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Stratford School District	29%	34%
Statewide	44%	49%

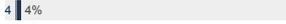
Stratford, Connecticut

Labor Force

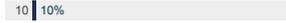
CT Department of Labor, 2024

	Stratford	State
Employed	26,133	1,842,285
Unemployed	1,126	67,181

Unemployment Rate



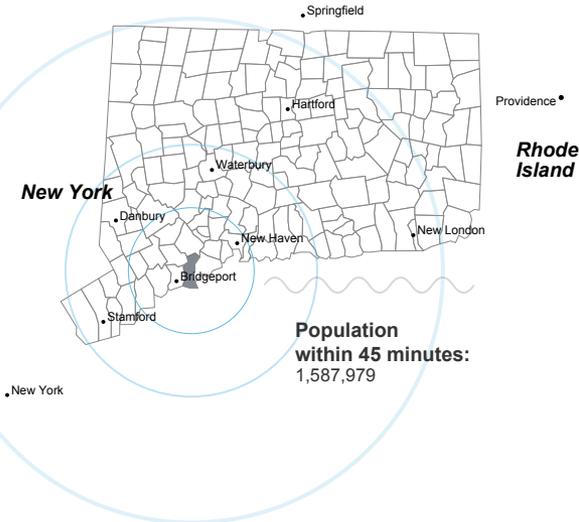
Self-Employment Rate*



*ACS, 2019–2023

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

Massachusetts



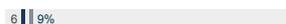
Population within 45 minutes: 1,587,979

Access

ACS, 2019–2023

	Stratford	State
Mean Commute Time *	29 min	26 min

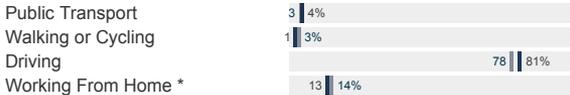
No Access to a Car



No Internet Access



Commute Mode



Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
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	\$253,926,420
Property Tax Revenue	\$193,473,157
per capita	\$3,687
per capita, as % of state avg.	113%
Intergovernmental Revenue	\$54,079,573
Revenue to Expenditure Ratio	100%

Municipal Expenditure

Total Expenditure	\$253,624,911
Educational	\$136,591,658
Other	\$117,033,253

Grand List

Equalized Net Grand List	\$8,533,418,103
per capita	\$162,613
per capita, as % of state avg.	91%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	39.47
Equalized Mill Rate	22.52

Municipal Debt

Moody's Rating (2024)	A2
S&P Rating (2024)	AA-
Total Indebtedness	\$306,612,921
per capita	\$5,843
per capita, as % of state avg.	199%
as percent of expenditures	121%
Annual Debt Service	\$32,869,268
as % of expenditures	13%

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

Feedback is welcome, and should be directed to info@ctdata.org

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