

# INDUSTRIAL SPACE FOR LEASE

30 Moffitt Street, Stratford, 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.

# 30 Moffitt Street, Stratford, CT

## 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: \$8.50 PSF + NNN (\$2.80 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

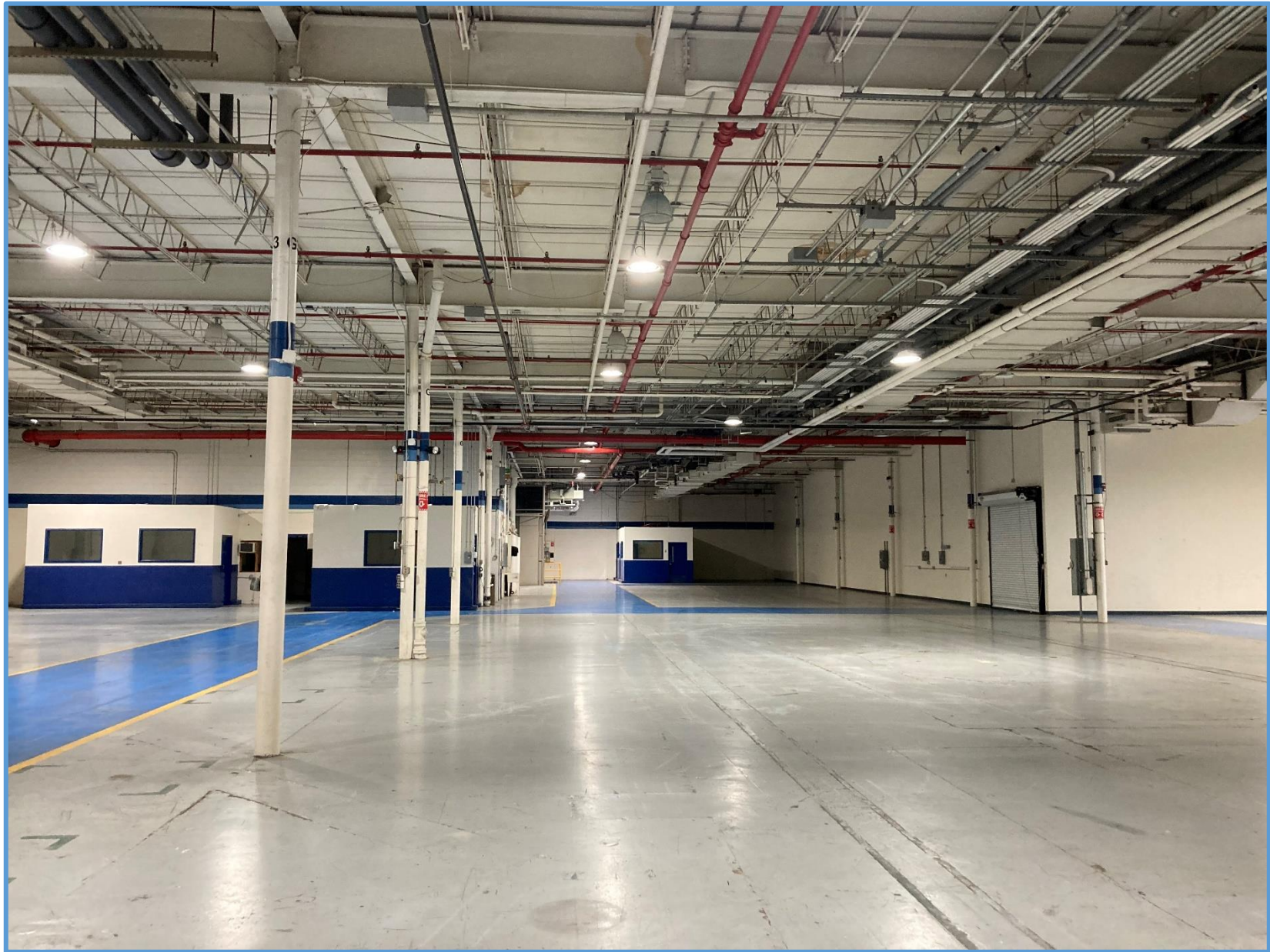
Ceiling Height: 18' clear

Water/ Sewer: City

Column: 25'/50'



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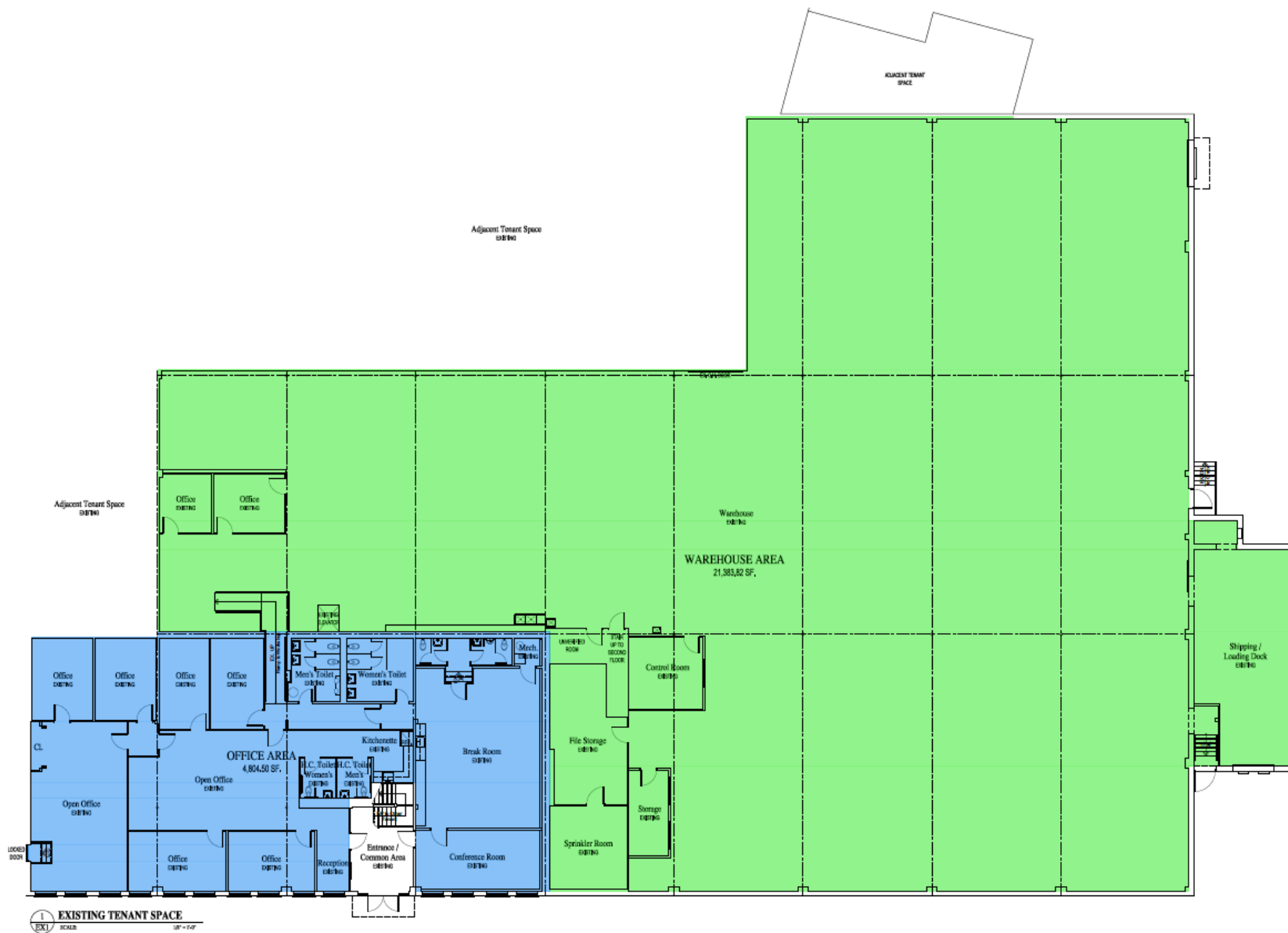




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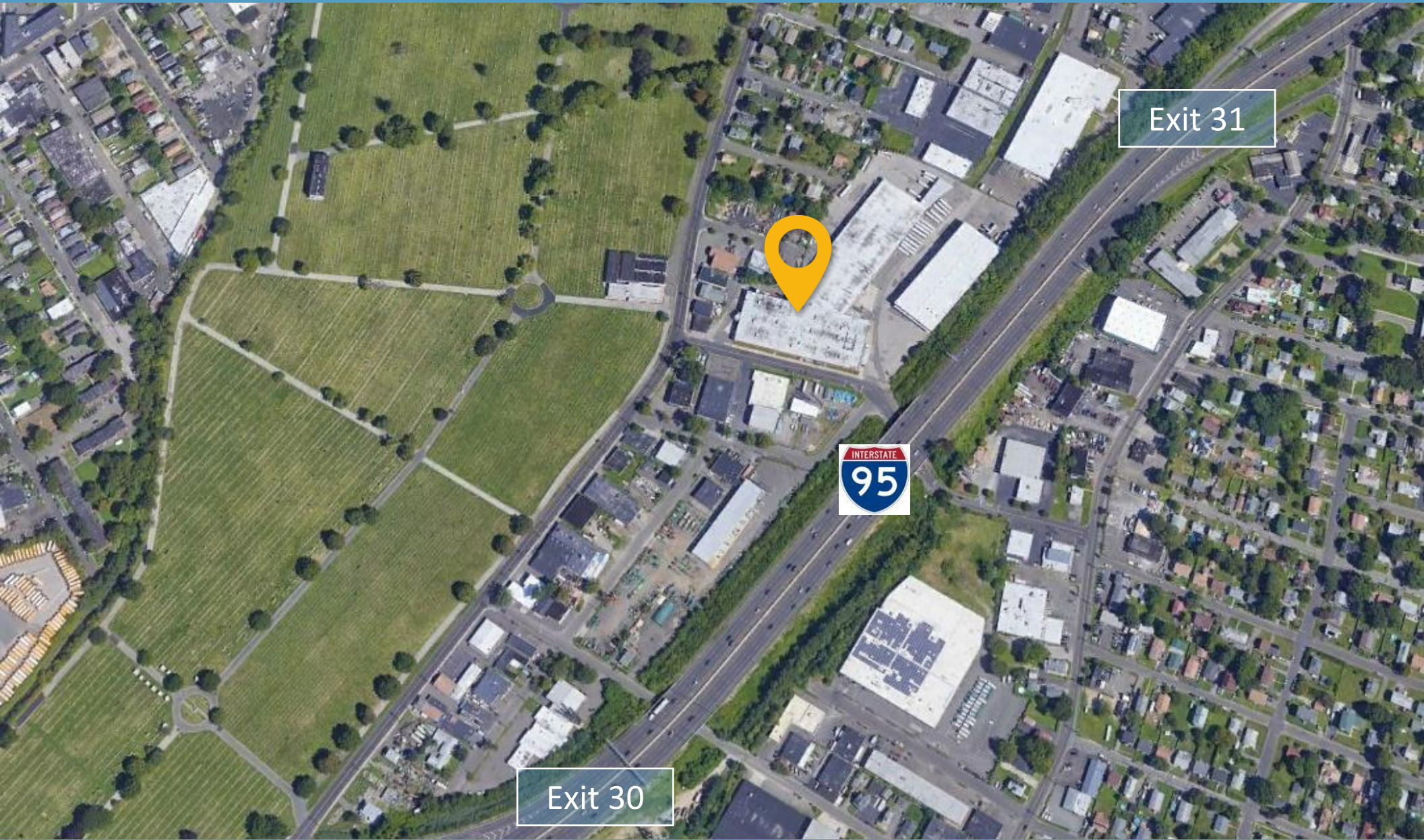


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# 30 Moffitt Street, Stratford, CT



Exit 31



Exit 30



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# Stratford, Connecticut

# 52,120

## General

ACS, 2015–2019

	Stratford	State
Land Area <i>mi<sup>2</sup></i>	17	4,842
Population Density <i>people per mi<sup>2</sup></i>	2,982	738
Number of Households	19,857	1,370,746
Median Age	42.6	41.0
Median Household Income	\$79,430	\$78,444
Poverty Rate	8%	10%

## Economy

### Top Industries

CT Department of Labor, 2019

	Employment	Employers	Av. Wages
1 Manufacturing	7,961	73	\$108,089
2 Health Care & Social Assistance	3,024	153	\$47,793
3 Retail Trade	2,064	146	\$33,444
4 Transportation & Warehousing	1,882	48	\$52,739
5 Local Government	1,658	20	\$72,768
All Industries	24,431	1,428	\$70,373

### SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 5,689

#### New Business Registrations by Year

2001	254	2006	312	2011	309	2016	318
2002	291	2007	351	2012	285	2017	376
2003	279	2008	320	2013	273	2018	411
2004	309	2009	279	2014	290	2019	396
2005	353	2010	262	2015	334	2020	520

### Key Employers

Data from municipalities, 2021

- 1 Sikorsky, A Lockheed Martin Company
- 2 Two Roads Brewery
- 3 Athletic Brewing
- 4 Bridgeport Fittings
- 5 Ashcroft, Inc.

## Demographics

ACS, 2015–2019

### Age Distribution

Age Group	Stratford	State
Under 10	5,305 (10%)	11%
10 to 19	5,626 (11%)	13%
20 to 29	7,176 (14%)	13%
30 to 39	6,184 (12%)	12%
40 to 49	6,397 (12%)	13%
50 to 59	7,987 (15%)	15%
60 to 69	6,543 (13%)	12%
70 to 79	4,043 (8%)	7%
80 and over	2,859 (5%)	5%

### Race and Ethnicity

Race/Ethnicity	Stratford	State
Asian <i>Non-Hispanic (NH)</i>	2%	4%
Black <i>NH</i>	16%	10%
Hispanic or Latino/a <i>Of any race</i>	18%	16%
White <i>NH</i>	62%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

### Language Spoken at Home

Language	Stratford	State
English	78%	80%
Spanish	12%	12%

### Educational Attainment

Education Level	Stratford	State
High School Diploma Only	27%	31%
Associate Degree	8%	10%
Bachelor's Degree	20%	22%
Master's Degree or Higher	13%	17%

## Housing

ACS, 2015–2019

Metric	Stratford	State
Median Home Value	\$258,400	\$275,400
Median Rent	\$1,285	\$1,180
Housing Units	21,735	1,516,629

Ownership Type	Stratford	State
Owner-Occupied	66%	79%
Detached or Semi-Detached	64%	76%
Vacant	9%	10%

## Schools

CT Department of Education, 2020-21

### School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Stratford School District	PK-12	6,699	132	92%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

Subject	Stratford School District	Statewide
Math	36%	48%
ELA	48%	56%

# Stratford, Connecticut

# 52,120

## Labor Force

CT Department of Labor, 2020

	Stratford	State
Employed	24,158	1,724,621
Unemployed	2,482	148,010

Unemployment Rate	8   9%
Self-Employment Rate*	7   10%

\*ACS, 2015-2019

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



## Access

ACS, 2015-2019

	Stratford	State
Mean Commute Time <i>Pre-Covid</i>	29 min	26 min
No Access to a Car	7   9%	
No Internet Access	12   12%	

## Commute Mode

Public Transport	5   5%
Walking or Cycling	1   3%
Driving	86   89%
Working From Home <i>Pre-Covid</i>	4   5%

## Public Transit

CTtransit Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Metro-North

## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$234,041,729
Property Tax Revenue	\$180,421,843
<i>per capita</i>	\$3,456
<i>per capita, as % of state av.</i>	114%
Intergovernmental Revenue	\$48,171,466
Revenue to Expenditure Ratio	98%

Boston\*

### Municipal Expenditure

Total Expenditure	\$238,921,347
Educational	\$128,126,498
Other	\$110,794,849

### Grand List

Equalized Net Grand List	\$6,585,078,288
<i>per capita</i>	\$126,717
<i>per capita, as % of state av.</i>	82%
Comm./Indust. Share of Net Grand List	17%

Actual Mill Rate	39.97
Equalized Mill Rate	27.28

### Municipal Debt

Moody's Rating	A2
Total Indebtness	\$262,758,088
<i>per capita</i>	\$5,056
<i>per capita, as % of state av.</i>	196%
<i>as percent of expenditures</i>	110%
Annual Debt Service	\$35,380,372
<i>as % of expenditures</i>	15%



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[ctdata.org/sitefinder](http://ctdata.org/sitefinder)

## 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 2016-2019 are available from [profiles.ctdata.org](http://profiles.ctdata.org).

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org).

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