

AVAILABLE FOR LEASE

40 Pershing Drive, Derby, CT

Industrial warehouse space located in the rear of the building



To arrange a tour contact:
Bruce Wettstein, SIOR | 203-226-7101 Ext 2
bruce@vidalwettstein.com

40 Pershing Drive, Derby, CT

PROPERTY DETAILS

Building Area: 8,930± SF

Loading docks: 3 loading docks with levelers and weather seals

Zoning: B1

Parking: 10±

Occupancy: Available immediately

Clear Height: 20' clear

Column Spacing: Single row

A/C: Fully air conditioned

Heating: Natural gas

Electric: 200 Amps, 480 volt

Water/ Sewer: City

Lease Price: \$9.75 NNN



Location: Directly off exit 16 of Route 8

Traffic count approx. 20,000 cars per day



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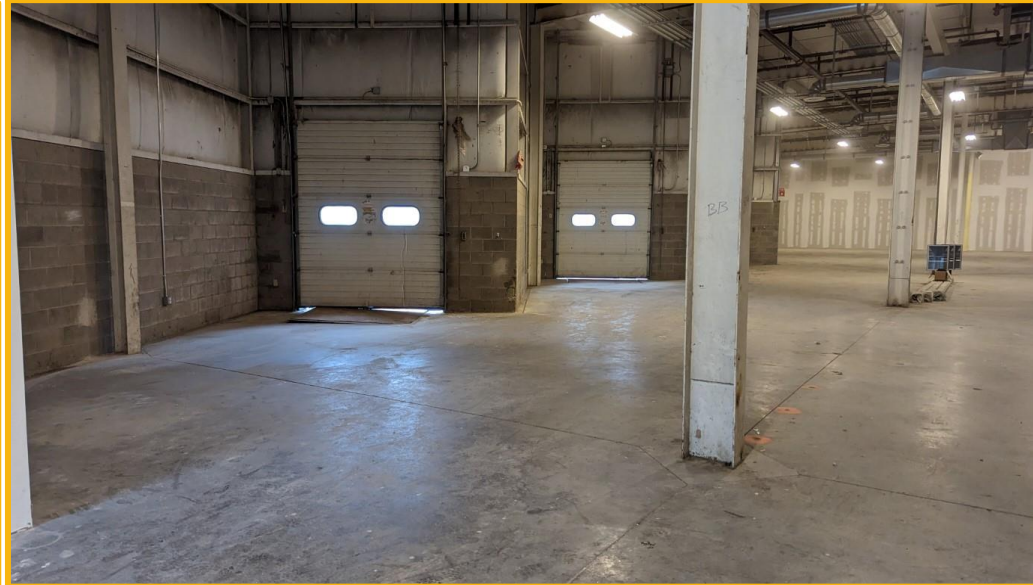
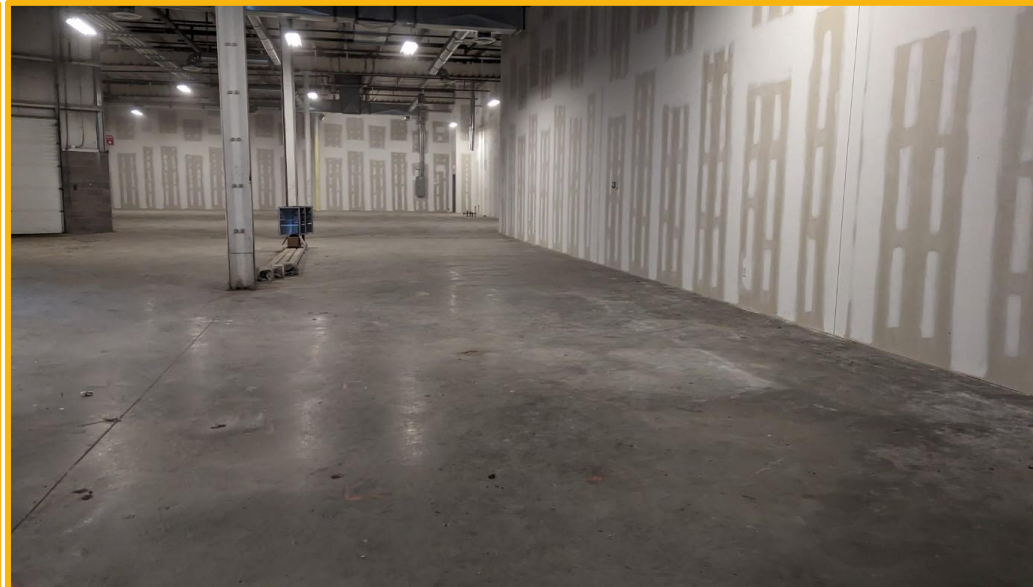
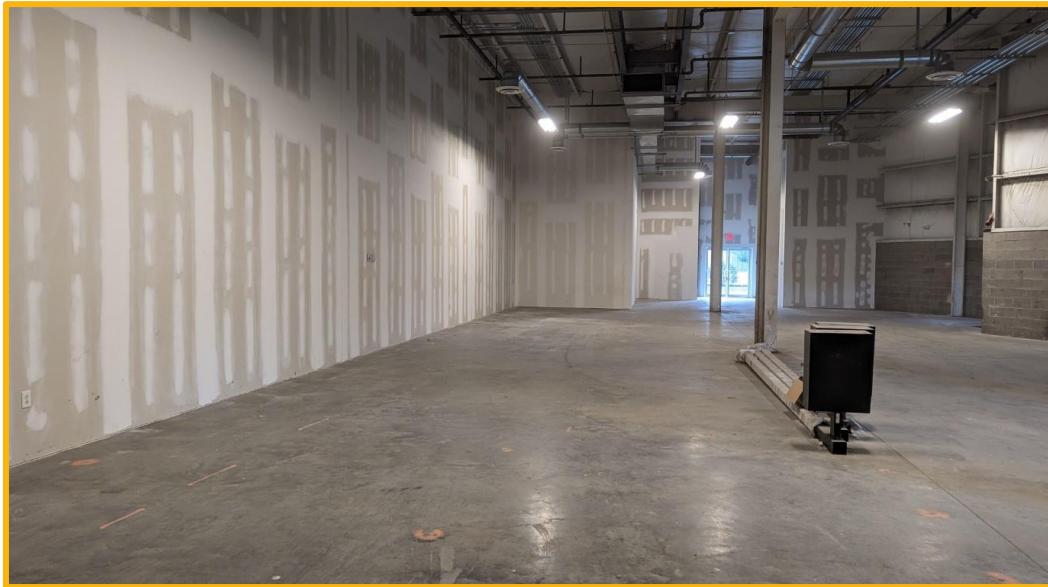
VIDAL/WETTENSTEIN, LLC



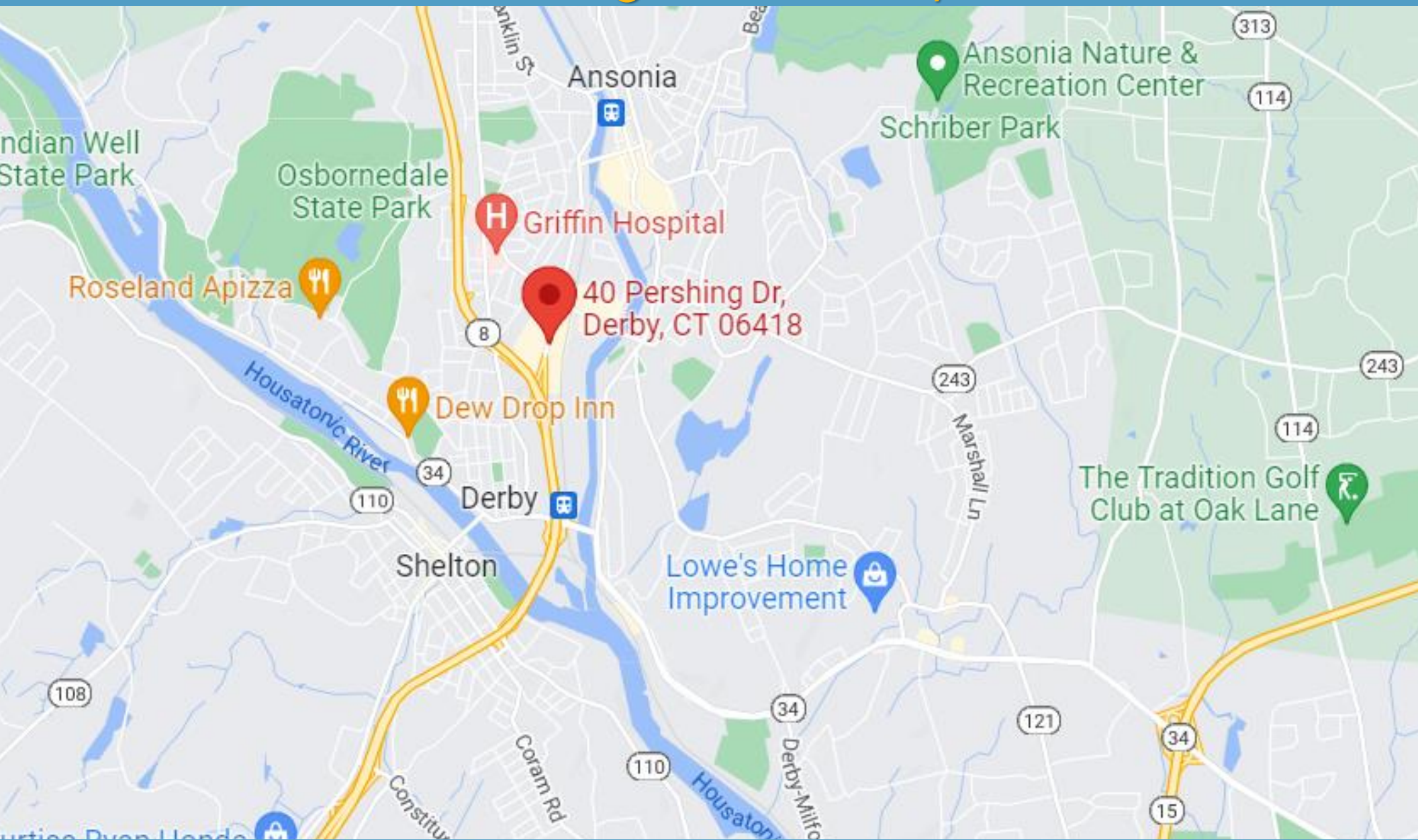
719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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Derby, Connecticut

General

ACS, 2017–2021	Derby	State
Current Population	12,387	3,605,330
Land Area <i>mi</i> ²	5	4,842
Population Density <i>people per mi</i> ²	2,448	745
Number of Households	5,605	1,397,324
Median Age	47	41
Median Household Income	\$64,494	\$83,572
Poverty Rate	13%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance	1,298	
<i>Nursing and Residential Care Facilities</i>		42%
2 Retail Trade	1,072	
<i>Motor Vehicle and Parts Dealers</i>		31%
3 Transportation and Warehousing	492	
<i>Rail Transportation</i>		75%
4 Accommodation and Food Services	393	
<i>Food Services and Drinking Places</i>		68%
5 Manufacturing	247	
<i>Fabricated Metal Product Mfg</i>		26%
Total Jobs, All Industries	5,282	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	67	71	98	140	121

Total Active Businesses 946

Key Employers

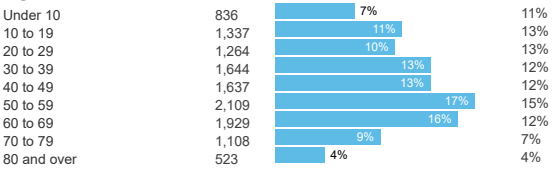
Data from Municipalities, 2023

- Griffin Hospital
- Varca
- Birmingham Health Center
- Whalley Glass General
- Lowes Home Improvement

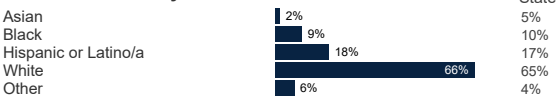
Demographics

ACS, 2017–2021

Age Distribution



Race and Ethnicity

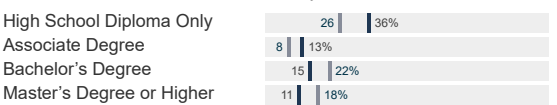


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



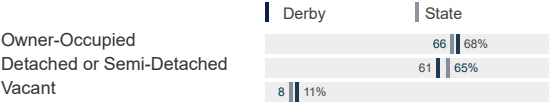
Educational Attainment



Housing

ACS, 2017–2021

	Derby	State
Median Home Value	\$212,900	\$286,700
Median Rent	\$1,202	\$1,260
Housing Units	6,286	1,527,039



Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Derby School District	PK-12	1,317	57	68%
Statewide	-	513,513	19,014	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Derby School District	24%	36%
Statewide	42%	48%

Derby, Connecticut

Labor Force

CT Department of Labor, 2022

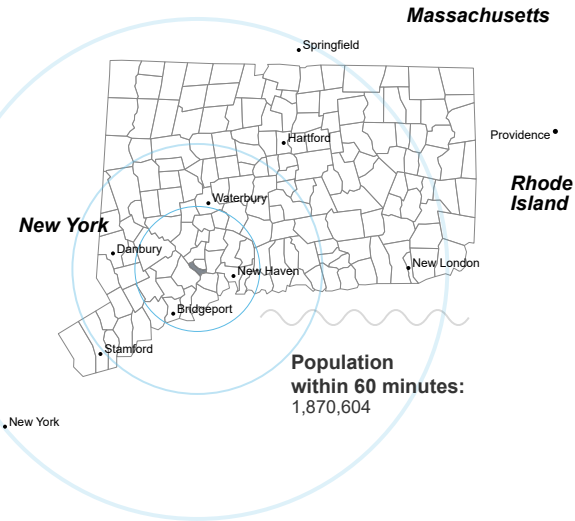
	Derby	State
Employed	6,362	1,851,993
Unemployed	338	80,470

Unemployment Rate

Self-Employment Rate*

*ACS, 2017–2021

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



Access

ACS, 2017–2021

	Derby	State
Mean Commute Time *	29 min	26 min
No Access to a Car	8 8%	
No Internet Access	9 13%	

Commute Mode

Public Transport	1 4%
Walking or Cycling	3 3%
Driving	82 86%
Working From Home *	10 10%

Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$57,013,432
Property Tax Revenue	\$32,458,815
per capita	\$2,640
per capita, as % of state avg.	82%
Intergovernmental Revenue	\$21,111,250
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$54,995,920
Educational	\$30,987,094
Other	\$24,008,826

Grand List

Equalized Net Grand List	\$1,237,558,917
per capita	\$100,828
per capita, as % of state avg.	62%
Commercial/Industrial Share of Net Grand List	14%
Actual Mill Rate	43.87
Equalized Mill Rate	26.18

Municipal Debt

Moody's Rating (2023)	-
S&P Rating (2023)	AA-
Total Indebtedness	\$24,138,034
per capita	\$1,967
per capita, as % of state avg.	72%
as percent of expenditures	44%
Annual Debt Service	\$1,177,010
as % of expenditures	2%



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