

# AVAILABLE FOR LEASE

40 Pershing Drive, Derby, CT

**Industrial warehouse space located in the rear of the building**



To arrange a tour contact:  
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**SIOR** Individual Members  
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**VIDAL/WETTENSTEIN, LLC**



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# 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

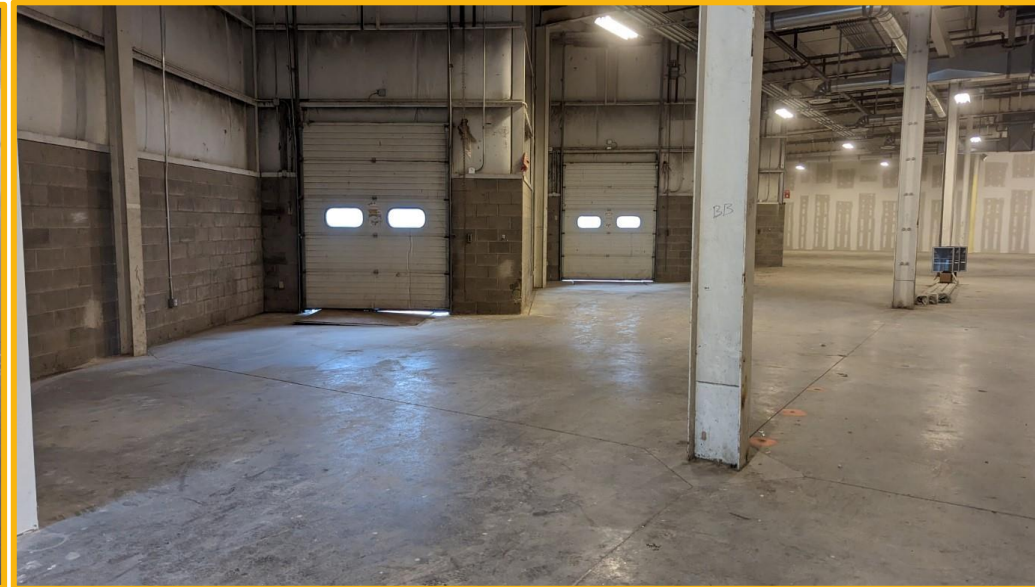
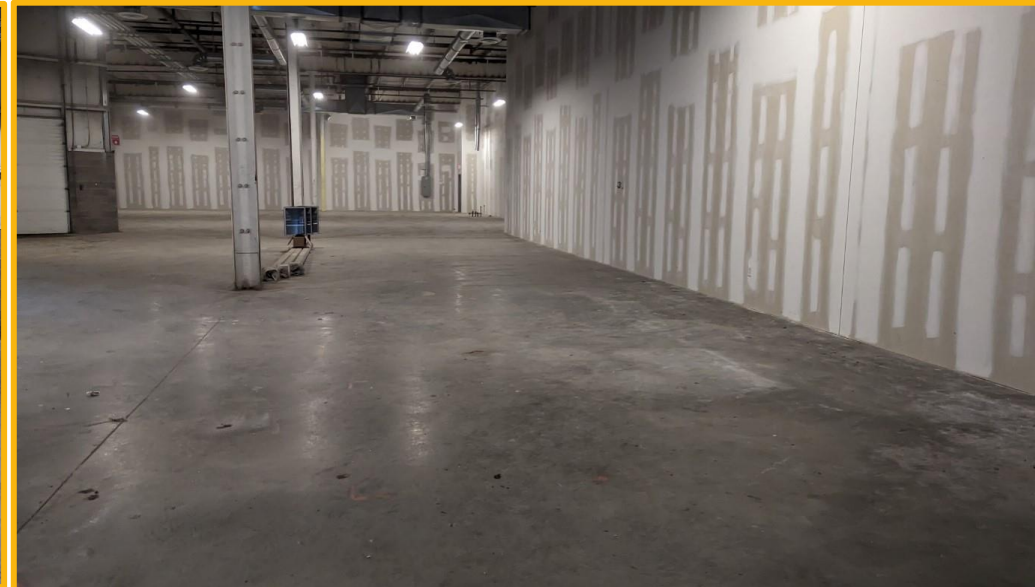
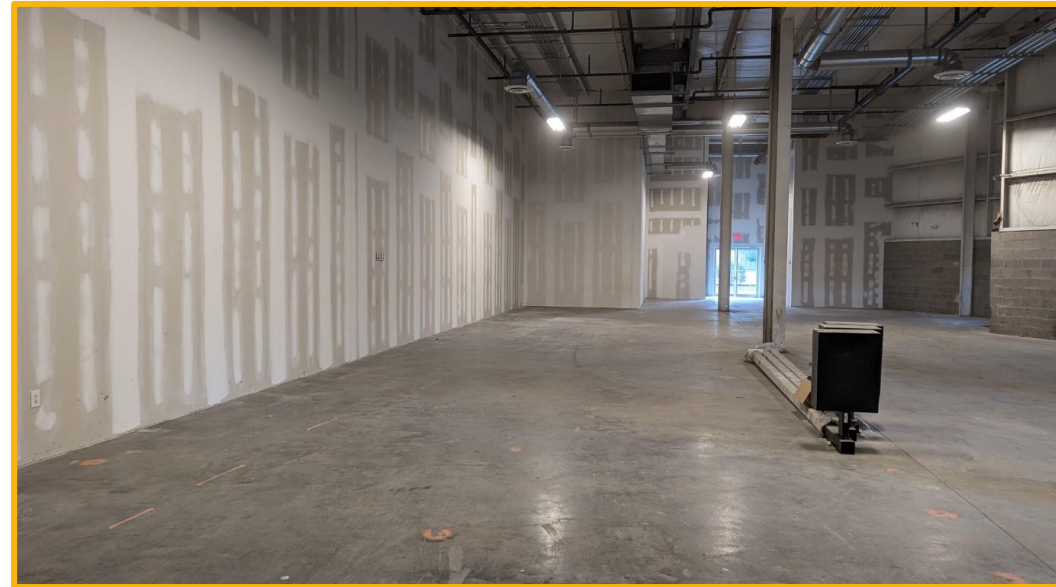
Lease Price: any reasonable offer will be considered.



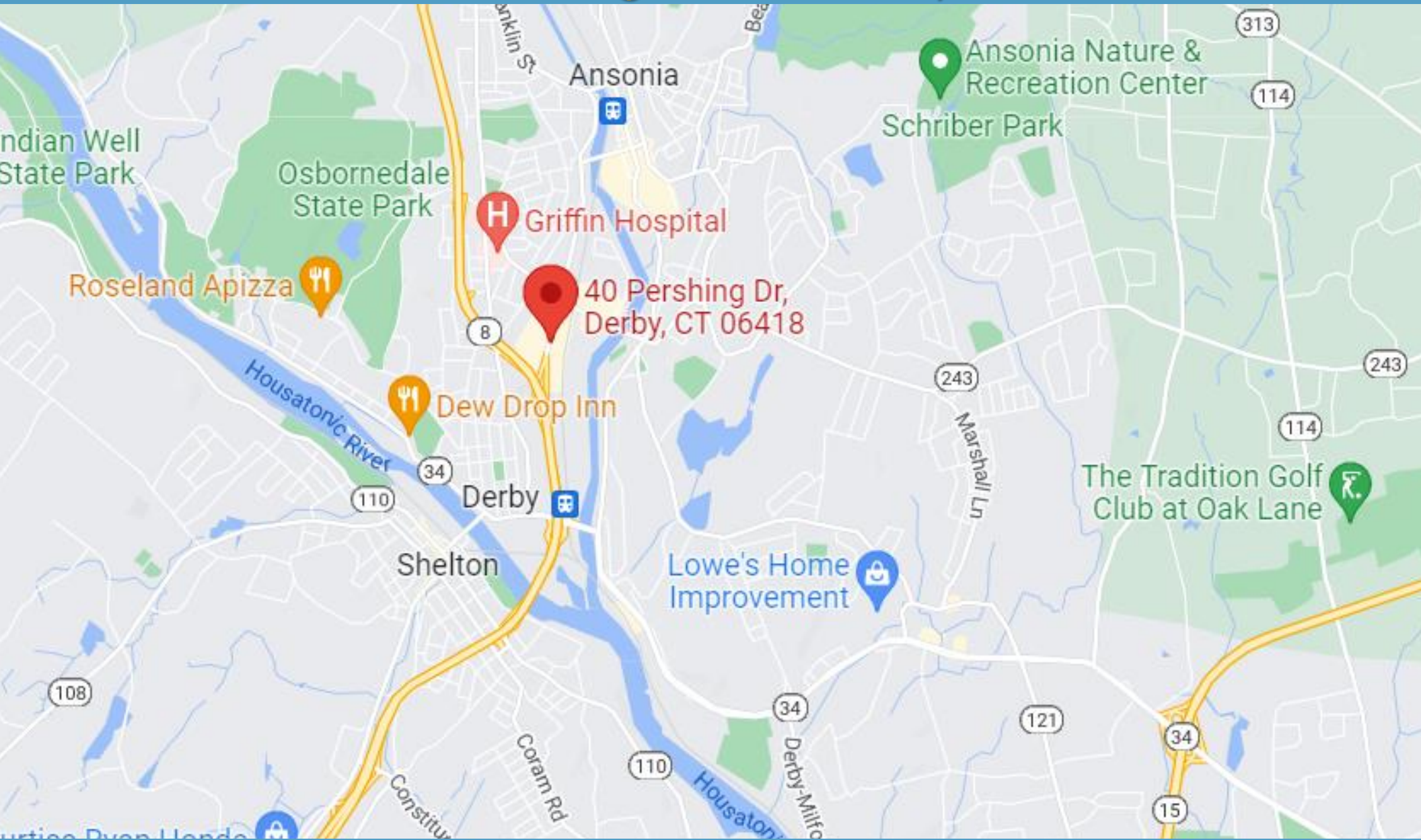
Location: Directly off exit 16 of Route 8

Traffic count approx. 20,000 cars per day

# 40 Pershing Drive, Derby, CT



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# Derby, Connecticut

## General

ACS, 2017–2021	Derby	State
Current Population	12,387	3,605,330
Land Area <i>mi</i> <sup>2</sup>	5	4,842
Population Density <i>people per mi</i> <sup>2</sup>	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 <i>Nursing and Residential Care Facilities</i>	1,298	42%
2 Retail Trade <i>Motor Vehicle and Parts Dealers</i>	1,072	31%
3 Transportation and Warehousing <i>Rail Transportation</i>	492	75%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	393	68%
5 Manufacturing <i>Fabricated Metal Product Mfg</i>	247	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

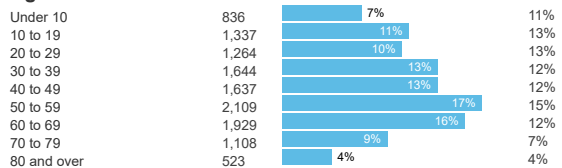
Data from Municipalities, 2023

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

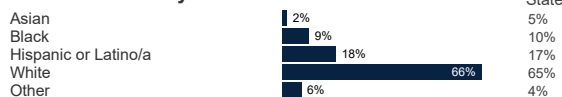
## Demographics

ACS, 2017–2021

### Age Distribution



### Race and Ethnicity

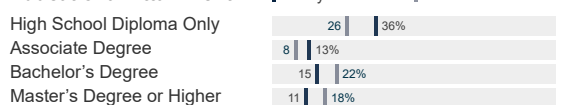


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



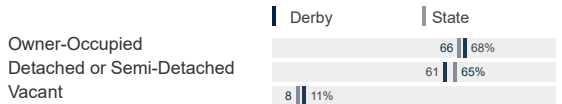
### Educational Attainment



## 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

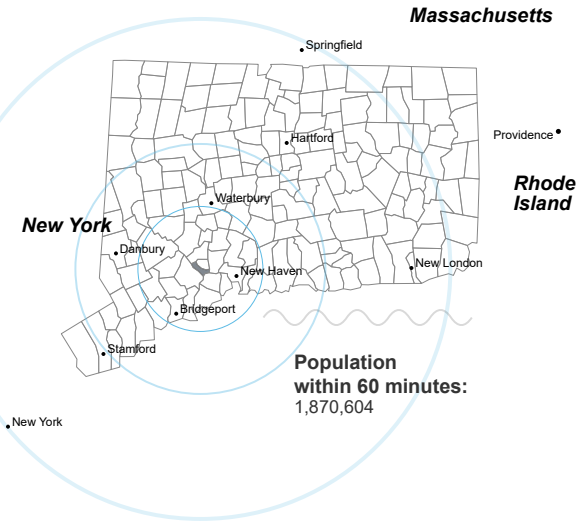


Self-Employment Rate\*



\*ACS, 2017–2021

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

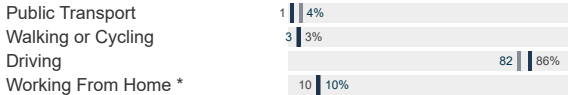


## Access

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 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
<i>per capita</i>	\$2,640
<i>per capita, as % of state avg.</i>	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
<i>per capita</i>	\$100,828
<i>per capita, as % of state avg.</i>	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
<i>per capita</i>	\$1,967
<i>per capita, as % of state avg.</i>	72%
<i>as percent of expenditures</i>	44%
Annual Debt Service	\$1,177,010
<i>as % of expenditures</i>	2%



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## 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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