

AVAILABLE FOR LEASE

40 Pershing Drive, Derby, CT

Industrial warehouse space located in the rear of the building



To arrange a tour contact:
Bruce Wettenstein, SIOR | 203-226-7101 Ext 2
bruce@vidalwettenstein.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



SIOR Individual Members
Society of Industrial & Office Realtors

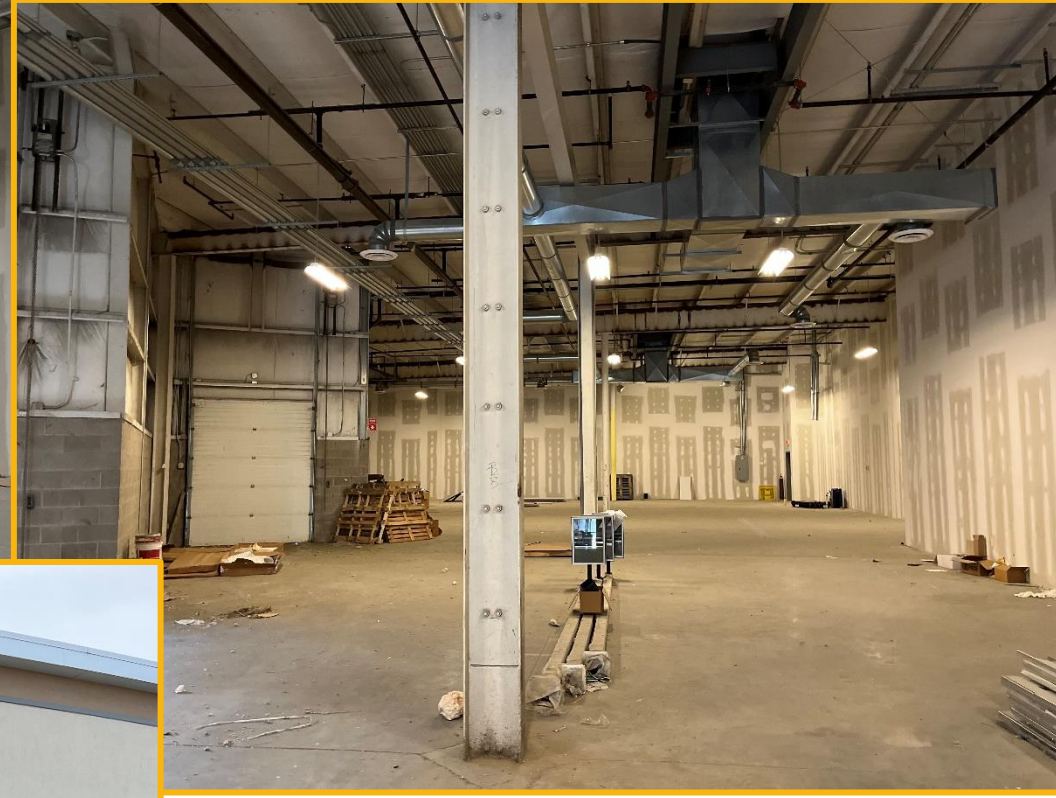
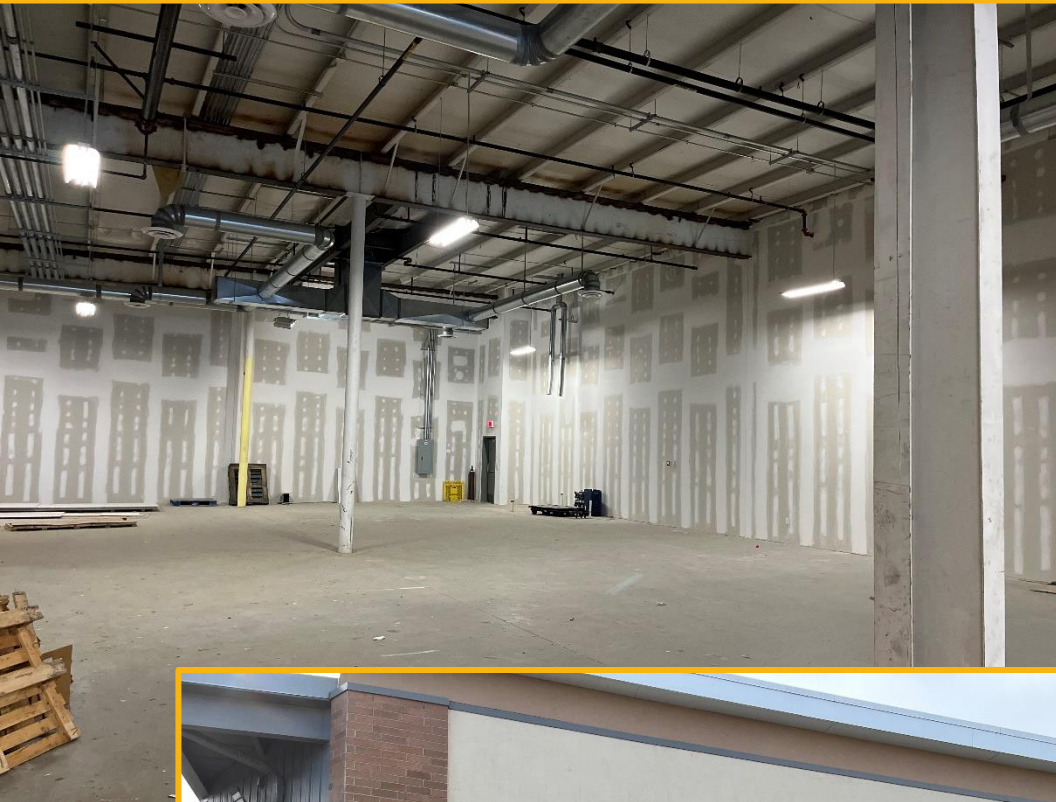
VIDAL/WETTENSTEIN, LLC



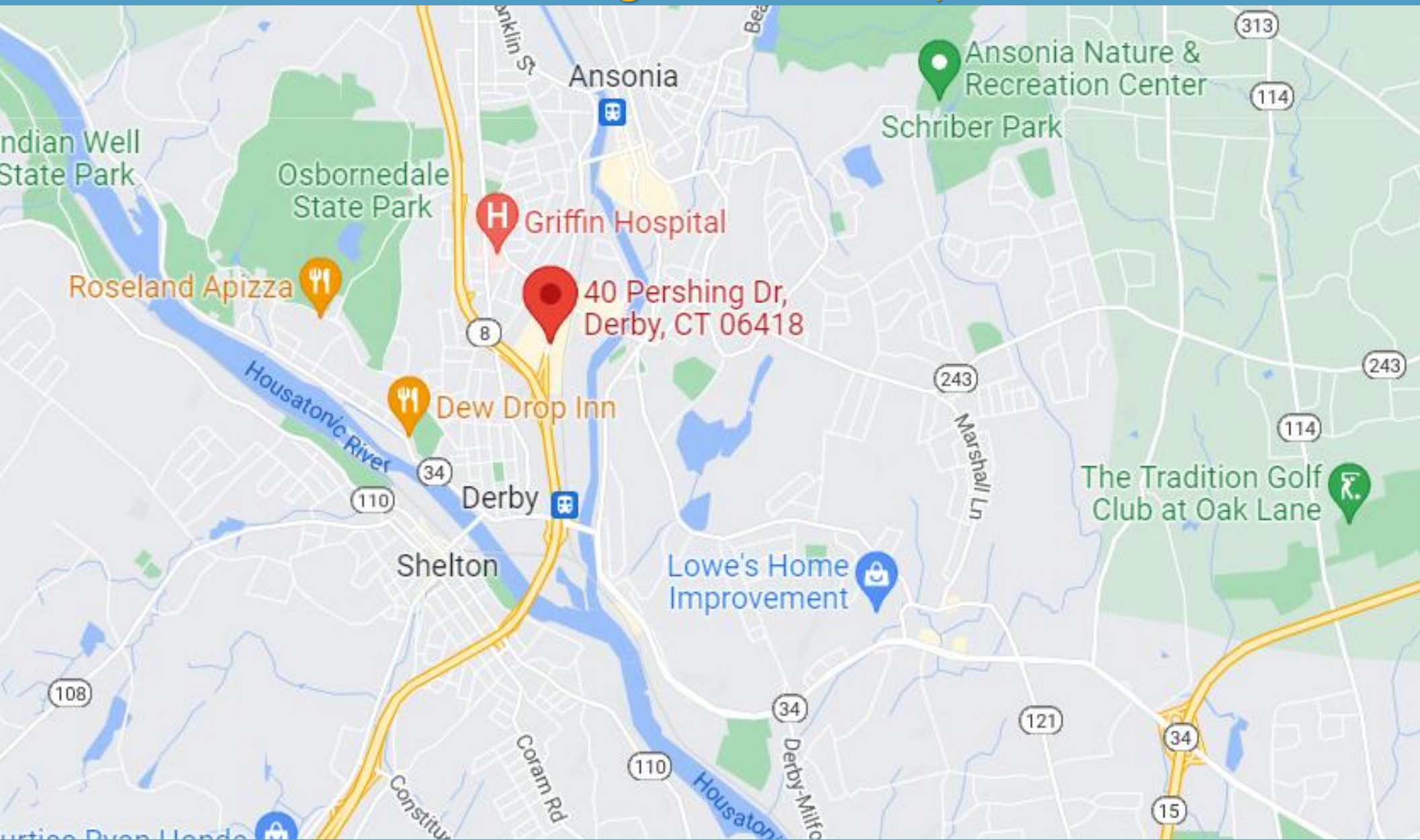
719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

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

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General

ACS, 2015–2019	Derby	State
Land Area <i>mi</i> ²	5	4,842
Population Density <i>people per mi</i> ²	2,467	738
Number of Households	5,146	1,370,746
Median Age	40.0	41.0
Median Household Income	\$56,357	\$78,444
Poverty Rate	13%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	1,778	48	\$59,674
2 Retail Trade	890	51	\$26,245
3 Accommodation & Food Services	598	29	\$22,788
4 Local Government	432	15	\$52,405
5 Other Services (ex Public Admin.)	167	50	\$20,876
All Industries	4,714	307	\$46,021

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 1,115

New Business Registrations by Year

2001	37	2006	64	2011	60	2016	55
2002	52	2007	71	2012	60	2017	52
2003	52	2008	49	2013	65	2018	64
2004	85	2009	58	2014	51	2019	72
2005	69	2010	55	2015	49	2020	97

Key Employers

Data from municipalities, 2021

- 1 Griffin Hospital
- 2 Varca
- 3 Birmingham Health Center
- 4 Whalley Glass General
- 5 Lowes Home Improvement

Demographics

ACS, 2015–2019

Age Distribution

Under 10	1,558	12%	State	11%
10 to 19	1,062	9%		13%
20 to 29	1,488	12%		13%
30 to 39	2,126	17%		12%
40 to 49	1,477	12%		13%
50 to 59	1,793	14%		15%
60 to 69	1,530	12%		12%
70 to 79	828	7%		7%
80 and over	623	5%		5%

Race and Ethnicity

Asian <i>Non-Hispanic (NH)</i>	4%	State	4%
Black <i>NH</i>	7%		10%
Hispanic or Latino/a <i>Of any race</i>	22%		16%
White <i>NH</i>	64%		67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	4%		3%

Language Spoken at Home

English	Derby	State	74	78%
Spanish	12	12%		

Educational Attainment

High School Diploma Only	Derby	State	27	34%
Associate Degree	8	13%		
Bachelor's Degree	14	22%		
Master's Degree or Higher	6	17%		

Housing

ACS, 2015–2019

Median Home Value	\$206,300	\$275,400
Median Rent	\$1,087	\$1,180
Housing Units	5,837	1,516,629

Owner-Occupied
Detached or Semi-Detached
Vacant

Derby	State
	57 66%
	57 64%
10	12%

Schools

CT Department of Education, 2020-21

School Districts

Derby School District	PK-12	1,234	44	75%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Derby School District	32%	36%
Statewide	48%	56%

Labor Force

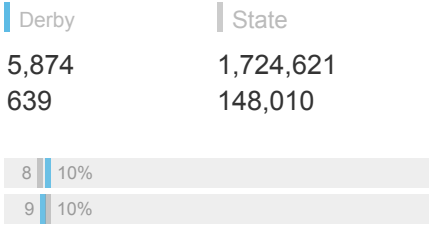
CT Department of Labor, 2020

Employed	5,874	1,724,621
Unemployed	639	148,010

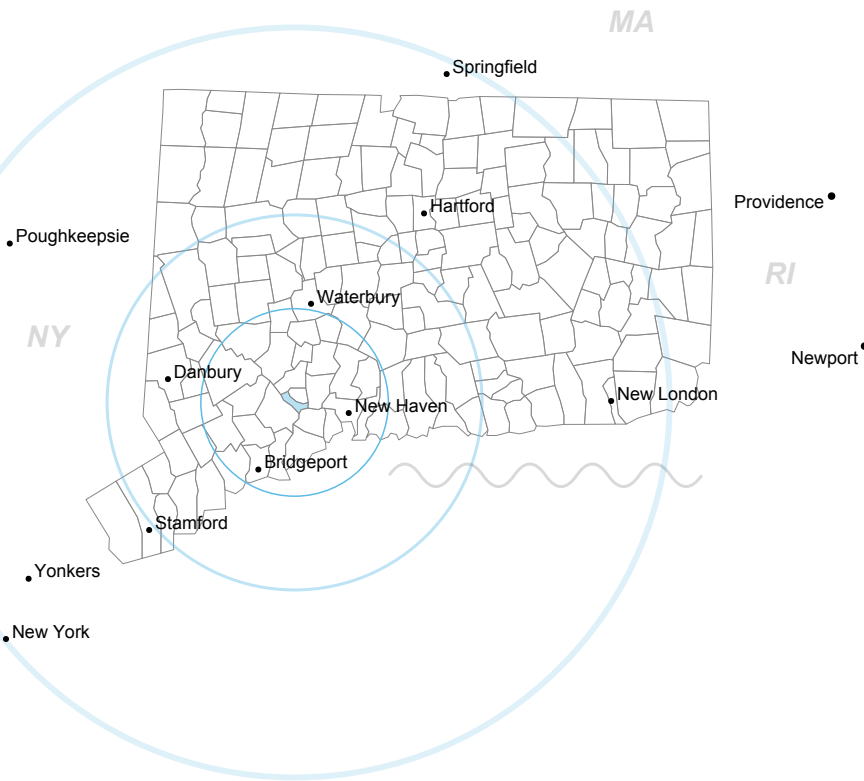
Unemployment Rate

Self-Employment Rate*

*ACS, 2015–2019



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



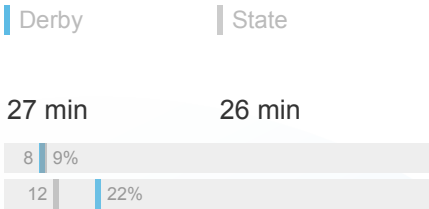
Access

ACS, 2015–2019

Mean Commute Time <i>Pre-Covid</i>	27 min	26 min
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No Access to a Car

No Internet Access



Commute Mode

Public Transport
Walking or Cycling
Driving

Working From Home *Pre-Covid*



Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

-
Valley Transit District
Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$49,442,264
Property Tax Revenue	\$28,422,294
per capita	\$2,261
per capita, as % of state av.	75%
Intergovernmental Revenue	\$17,539,578
Revenue to Expenditure Ratio	96%

Boston*

Municipal Expenditure

Total Expenditure	\$51,373,683
Educational	\$26,691,955
Other	\$24,681,728

Grand List

Equalized Net Grand List	\$1,028,072,827
per capita	\$82,147
per capita, as % of state av.	53%
Comm./Indust. Share of Net Grand List	15%

Actual Mill Rate	39.37
Equalized Mill Rate	27.52

Municipal Debt

Moody's Rating	-
Total Indebtness	\$12,923,545
per capita	\$1,033
per capita, as % of state av.	40%
as percent of expenditures	25%
Annual Debt Service	\$2,098,699
as % of expenditures	4%

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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.

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

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