

# Industrial Space for Lease

448 Pepper Street, Monroe, CT



To arrange a tour contact:  
Bruce Wettstein, SIOR 203-226-7101 Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@vidalwettenstein.com)



## 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.

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## Pre-engineered Warehouse Facility

### PROPERTY DETAILS

Building Area: 40,000± SF available

Zoning: I- 2

Parking: Ample

Year Built: 2000

Columns: 50' oc

Clear height: 24' to 27'

Loading: 3 10x10 docks w/levelors and weather seals

Racking: May be available

Available: 3<sup>rd</sup> Qtr. 2023

Lease Price: \$10.50 NNN

Downdraft fans and a big ass fan in the warehouse

LED motion sensor lighting throughout warehouse

Generator: 24/7 backup Generac generator

Solar: yes building has solar power

Electric: 1,600 amps, 480/277 volts, 3 phase

Sprinklered: yes wet system

Air condition: Yes, roof units

Heating: Natural gas

Gas: Yes

Water/ Sewer: City



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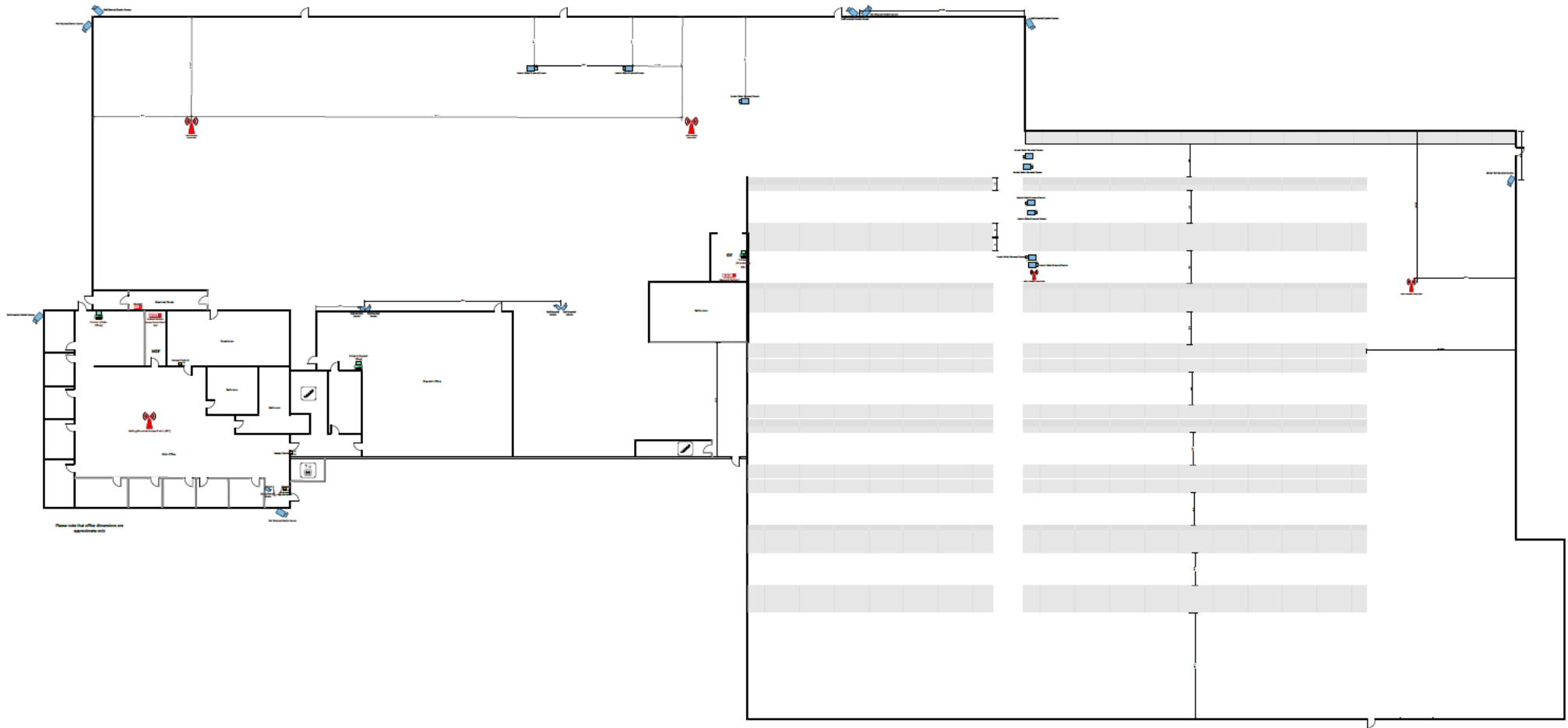




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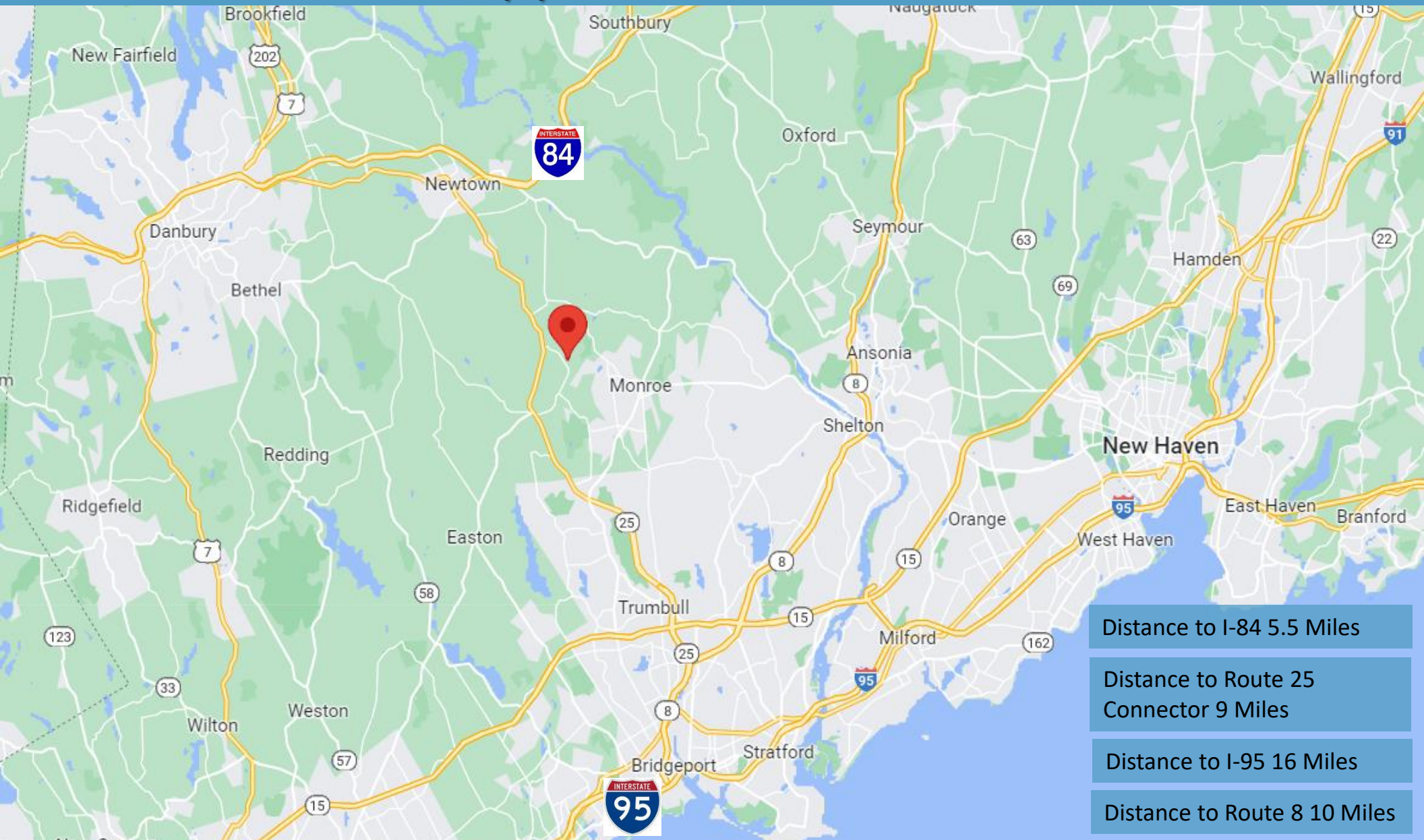


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Distance to I-84 5.5 Miles

Distance to Route 25  
Connector 9 Miles

Distance to I-95 16 Miles

Distance to Route 8 10 Miles



**SIOR** Individual Members  
Society of Industrial & Office Realtors

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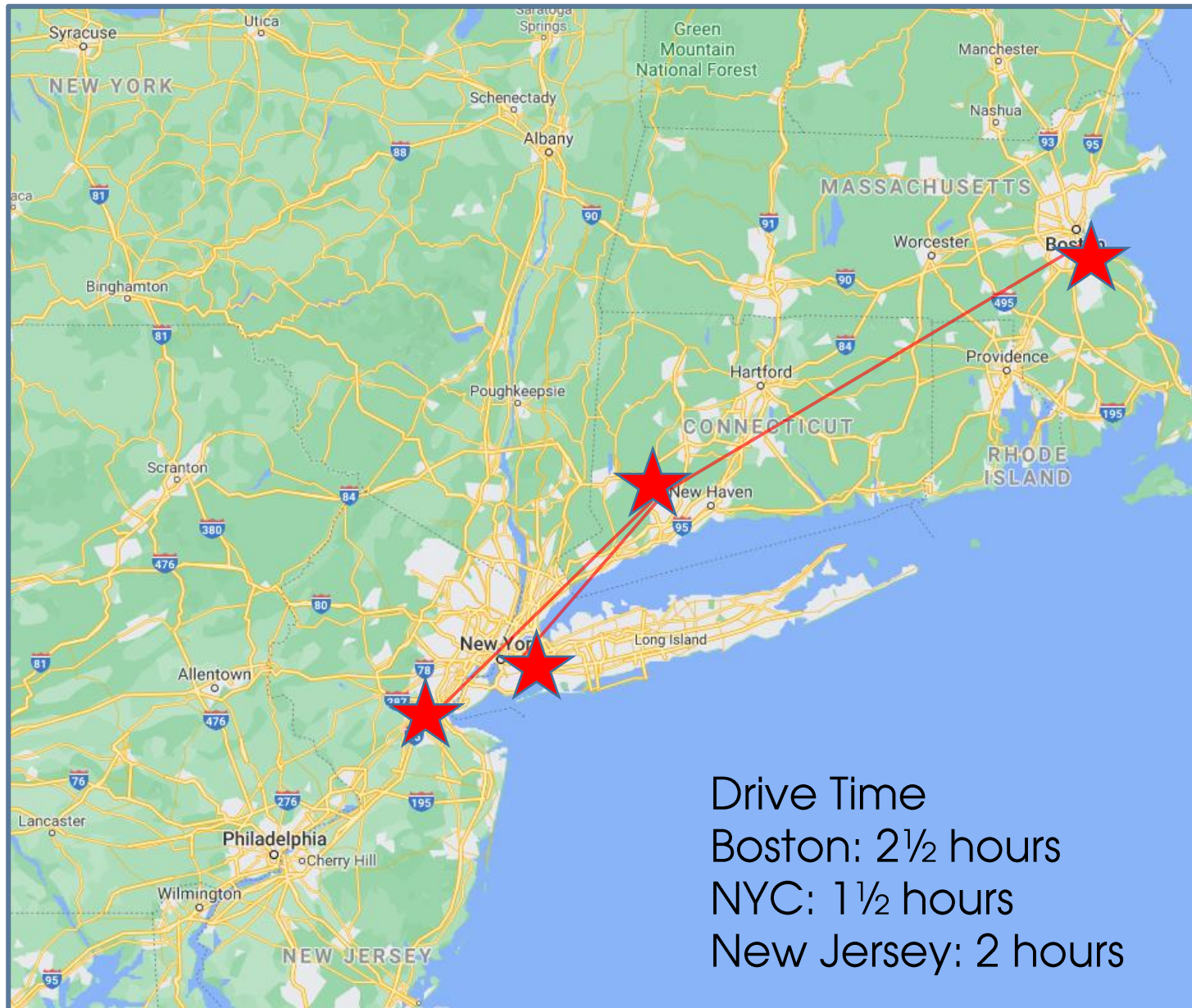


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Founded in 1823, Monroe is an outstanding community of nearly 20,000 residents. Monroe offers award-winning schools, safe neighborhoods, beautiful parks, and growth in local business and industry. We offer the convenience of several restaurants and retail shopping while maintaining a New England, small-town charm.

Monroe is a great home for your Corporate Headquarters, Commercial, Manufacturing, Warehouse, and Industrial Development. Monroe is also a wonderful community to locate your Retail, Hospitality, Office, Small or Home based business.

The economic success of Monroe is a partnership and team effort of its residents, civic leaders and business community.

Monroe's EDC efforts are focused on attracting and retaining a balanced mix of businesses. Our goals are to help our business and community partners grow thus increasing employment opportunities, continuing to attract skilled workers, increasing the community tax base, and providing the town with a stable economy, while maintaining Monroe's character and charm.

## UNIVERSITIES WITHIN A 30 MILE RADIUS

Fairfield University

Post University 20 miles

Quinnipiac University 33 miles

Sacred Heart University

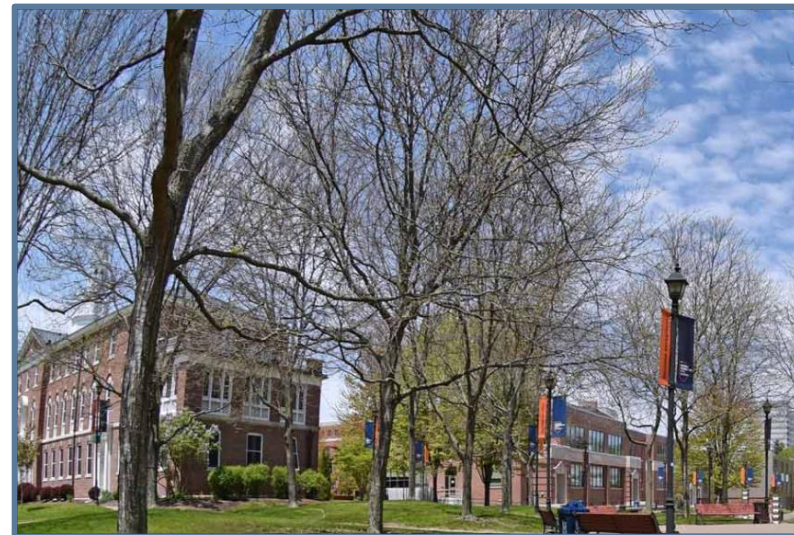
Southern CT University 26 miles

University of New Haven 15 miles

UB 27 miles

UConn 30 miles

Western University





## General

ACS, 2015–2019	Monroe	State
Land Area <i>mi</i> <sup>2</sup>	26	4,842
Population Density <i>people per mi</i> <sup>2</sup>	750	738
Number of Households	6,673	1,370,746
Median Age	43.3	41.0
Median Household Income	\$118,669	\$78,444
Poverty Rate	3%	10%

## Economy

### Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Retail Trade	834	66	\$37,651
2 Manufacturing	778	30	\$54,101
3 Local Government	737	15	\$66,825
4 Accommodation & Food Services	735	57	\$17,819
5 Health Care & Social Assistance	436	47	\$53,387
All Industries	5,482	671	\$51,388

### SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 2,492

#### New Business Registrations by Year

2001	125	2006	152	2011	132	2016	149
2002	147	2007	149	2012	157	2017	177
2003	168	2008	141	2013	141	2018	188
2004	165	2009	134	2014	151	2019	157
2005	179	2010	166	2015	159	2020	174

### Key Employers

Data from municipalities, 2021

- 1 Seymour Sheridan Inc
- 2 Victorinox Swiss Army Inc
- 3 Victorinox Swiss Army
- 4 Northeast Laser Engraving
- 5 Next Street

## Demographics

ACS, 2015–2019

### Age Distribution

		State
Under 10	2,069 11%	11%
10 to 19	3,241 17%	13%
20 to 29	1,801 9%	13%
30 to 39	1,970 10%	12%
40 to 49	2,735 14%	13%
50 to 59	3,384 17%	15%
60 to 69	2,209 11%	12%
70 to 79	1,495 8%	7%
80 and over	642 3%	5%

### Race and Ethnicity

		State
Asian <i>Non-Hispanic (NH)</i>	4%	4%
Black <i>NH</i>	2%	10%
Hispanic or Latino/a <i>Of any race</i>	7%	16%
White <i>NH</i>	85%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

### Language Spoken at Home

	Monroe	State
English	78	87%
Spanish	4	12%

### Educational Attainment

	Monroe	State
High School Diploma Only	23	27%
Associate Degree	8	10%
Bachelor's Degree	22	27%
Master's Degree or Higher	17	22%

## Housing

ACS, 2015–2019

	Monroe	State
Median Home Value	\$370,200	\$275,400
Median Rent	\$1,364	\$1,180
Housing Units	7,013	1,516,629

Owner-Occupied  
Detached or Semi-Detached  
Vacant

	Monroe	State
Owner-Occupied	66	91%
Detached or Semi-Detached	64	91%
Vacant	5	10%

## Schools

CT Department of Education, 2020-21

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Monroe School District	PK-12	3,179	36	98%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Monroe School District	73%	82%
Statewide	48%	56%



## Labor Force

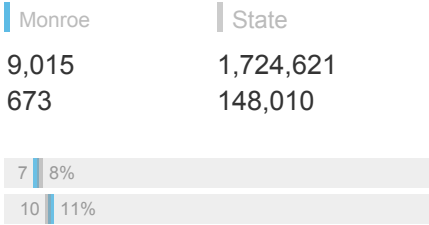
CT Department of Labor, 2020

	Monroe	State
Employed	9,015	1,724,621
Unemployed	673	148,010

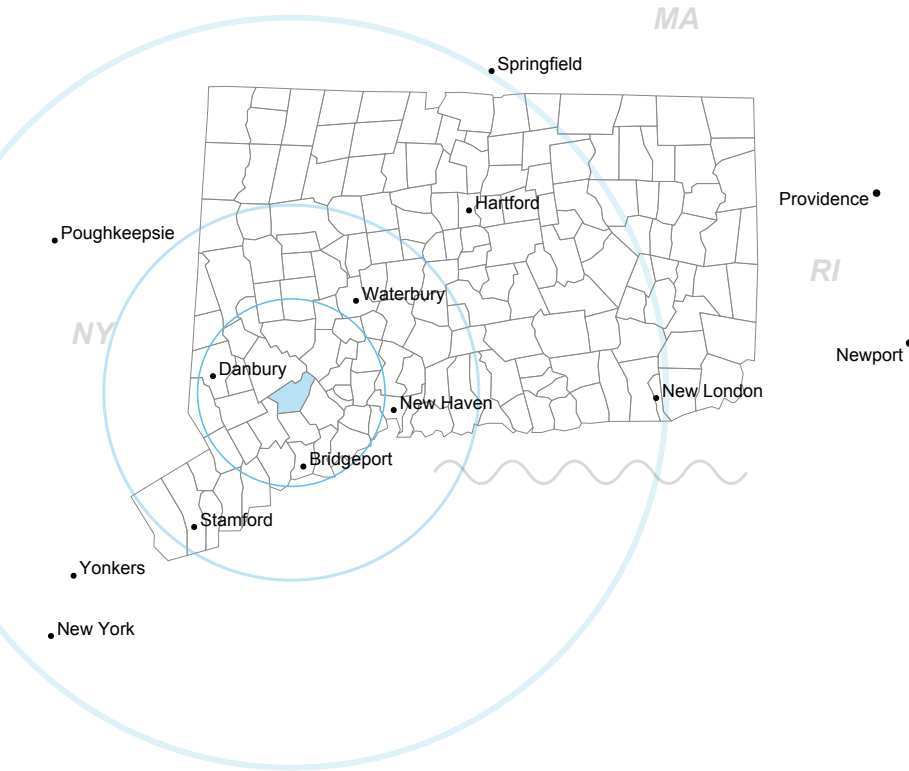
Unemployment Rate

Self-Employment Rate\*

\*ACS, 2015–2019



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



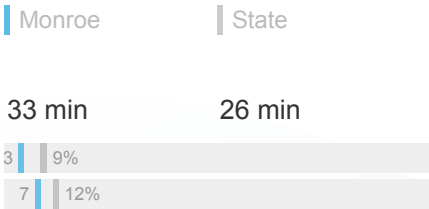
## Access

ACS, 2015–2019

Mean Commute Time *Pre-Covid* 33 min 26 min

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



## Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

### Municipal Revenue

Total Revenue	\$97,355,639
Property Tax Revenue	\$76,743,249
per capita	\$3,944
per capita, as % of state av.	130%
Intergovernmental Revenue	\$18,055,609
Revenue to Expenditure Ratio	104%

Boston\*

### Municipal Expenditure

Total Expenditure	\$93,674,089
Educational	\$67,010,629
Other	\$26,663,460

### Grand List

Equalized Net Grand List	\$3,175,730,981
per capita	\$163,109
per capita, as % of state av.	106%
Comm./Indust. Share of Net Grand List	10%

Actual Mill Rate	35.76
Equalized Mill Rate	24.18

### Municipal Debt

Moody's Rating	Aa2
Total Indebtness	\$40,234,951
per capita	\$2,067
per capita, as % of state av.	80%
as percent of expenditures	43%

Annual Debt Service	\$6,106,639
as % of expenditures	7%

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[ctdata.org/sitefinder](https://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](https://profiles.ctdata.org).

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

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