

INDUSTRIAL SPACE FOR LEASE

482 Glenbrook Road, Stamford, CT



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VIDAL/WETTENSTEIN, LLC



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482 Glenbrook Road, Stamford, CT

MODERN INDUSTRIAL/WAREHOUSE FOR LEASE

Multi Tenanted Building

PROPERTY DETAILS

Area: 1,400± and 8,000± SF

Land Area: .43± acre

Zoning: CN-VC

Parking: In common

Renovated: 2015

Min. Clear Height: 14'

Docks: two- 4 ft docks for 8,000 sq. ft. space

Sprinkler: yes, wet system

HVAC: ac in office only, heat is natural gas

Water/ Sewer: City

Taxes: \$2.36 PSF

Sale Price: \$18.50 PSF NNN (\$5.50)



- Single story block building
- Floors are on grade
- Halogen lights
- Walking distance to Glenbrook Train Station
- Various industrial/flex uses



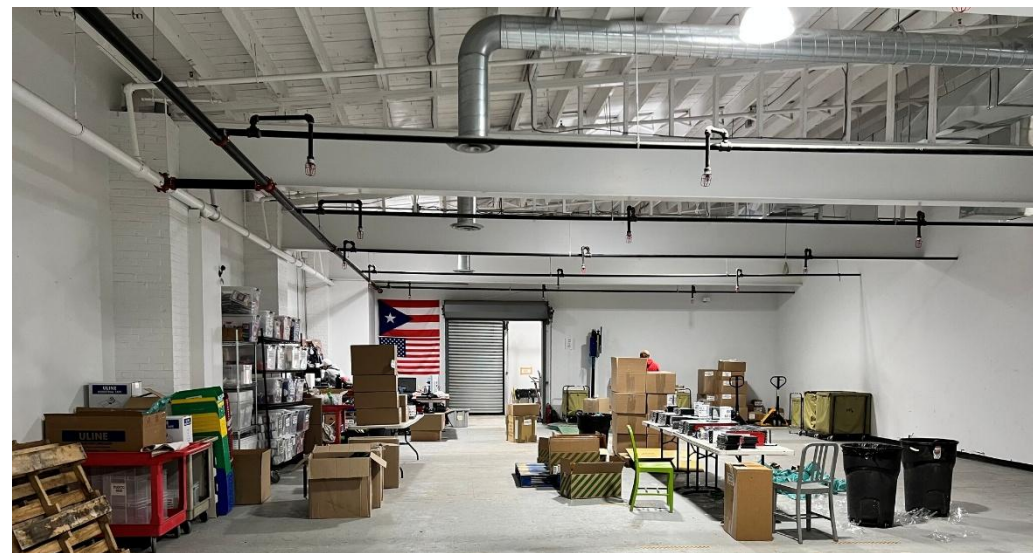
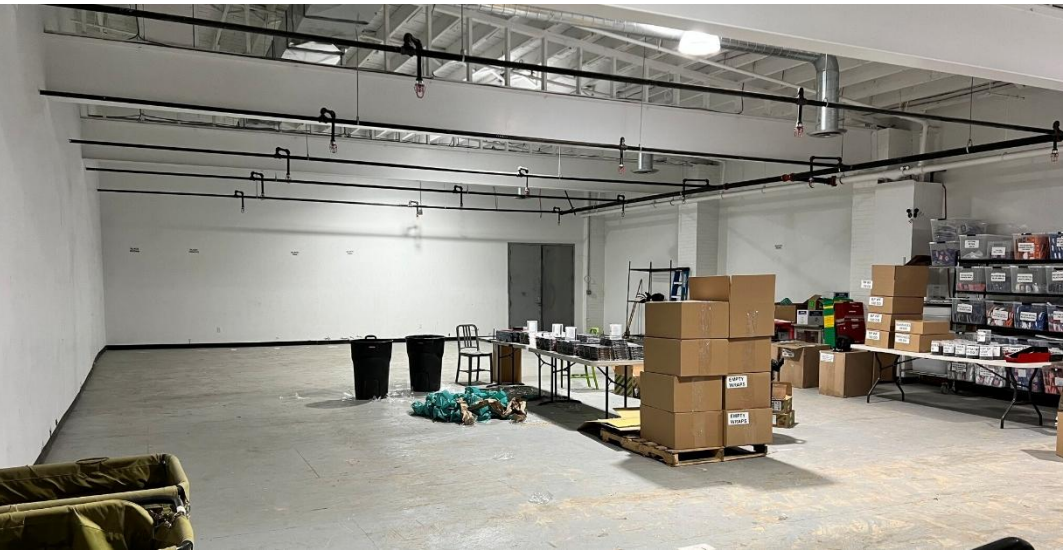
Location: Located between I-95 and Route 15

482 Glenbrook Road, Stamford, CT

8,000 square feet



Office

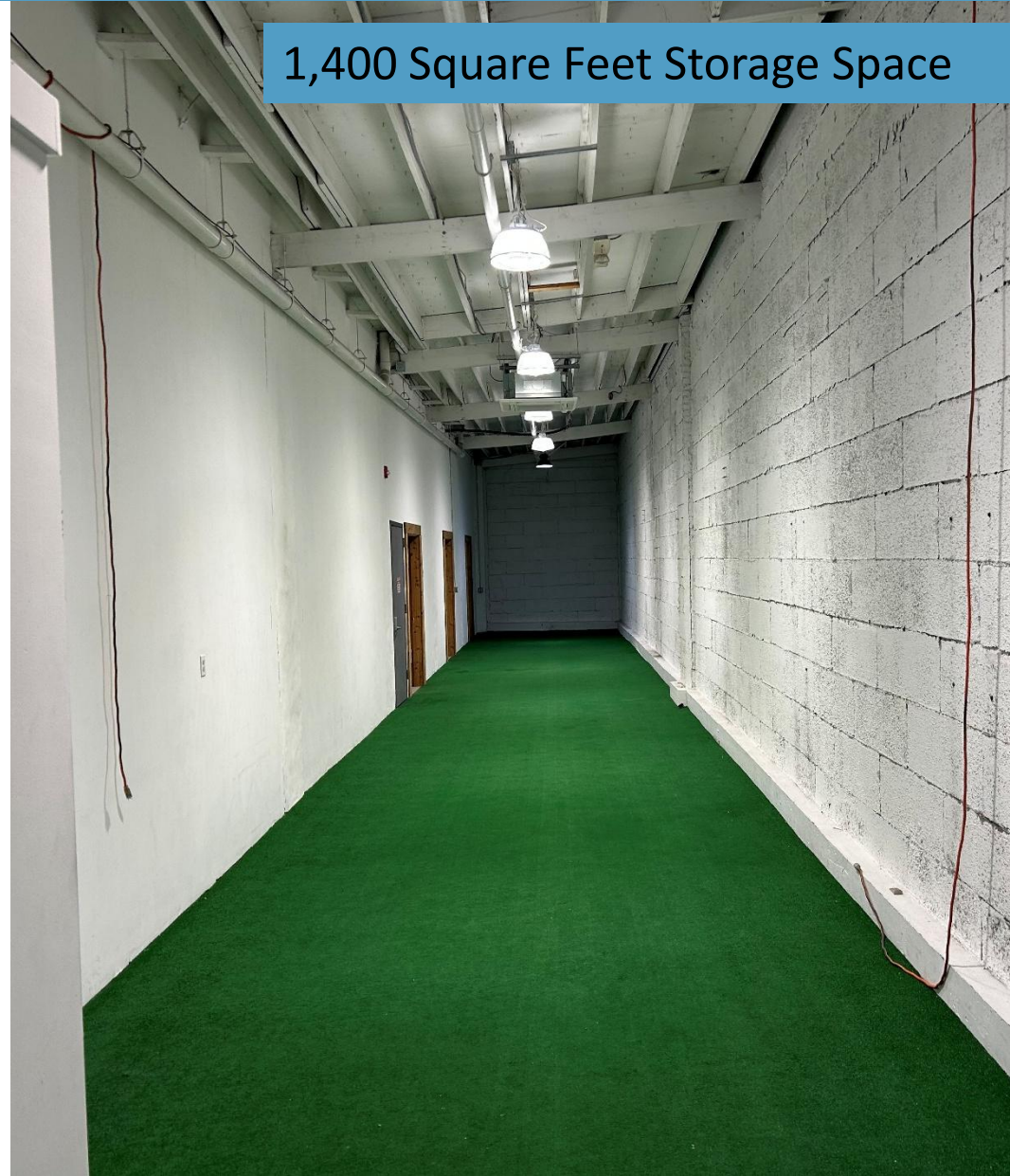


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8,000 square feet



1,400 Square Feet Storage Space



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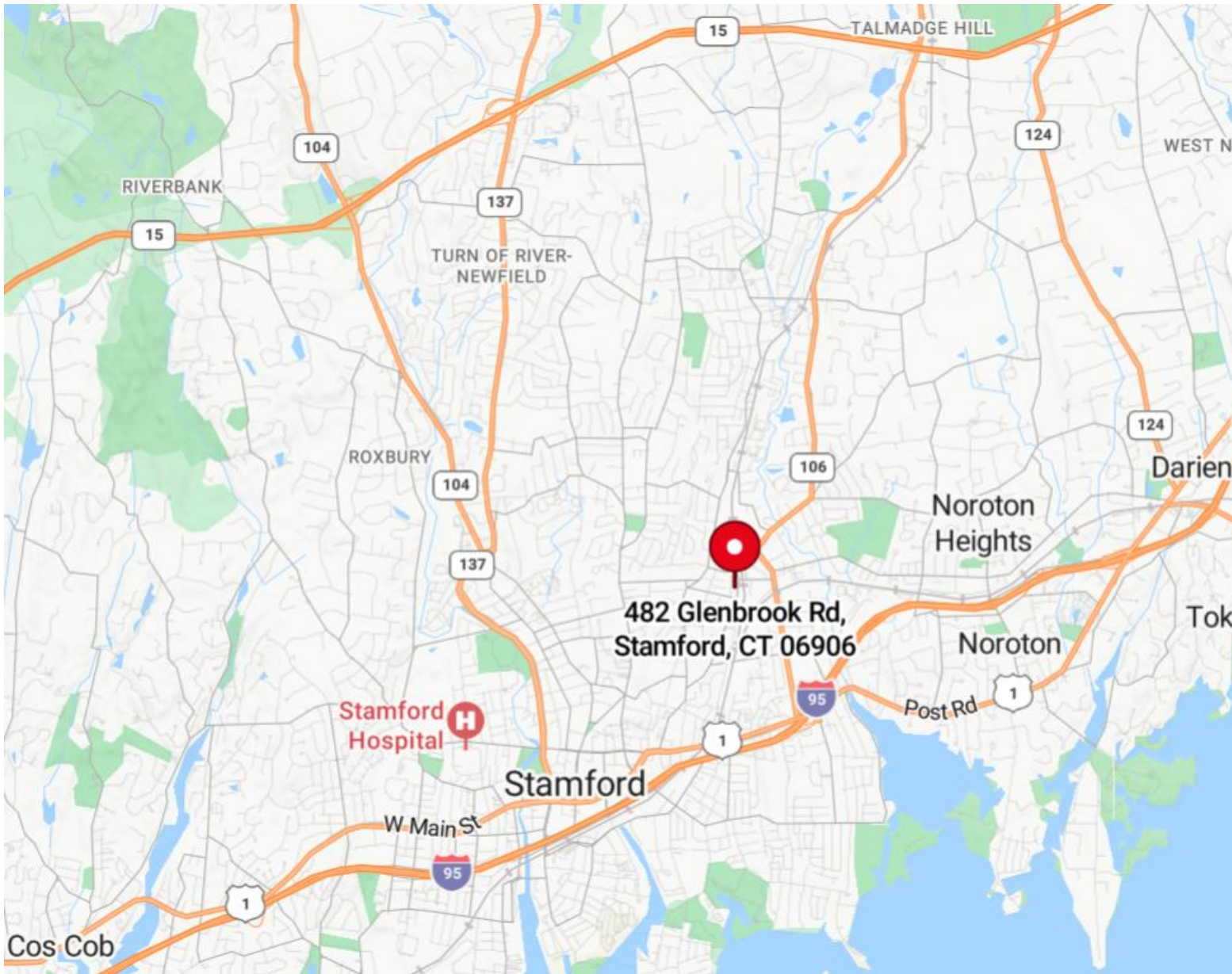
Reception/Front Office



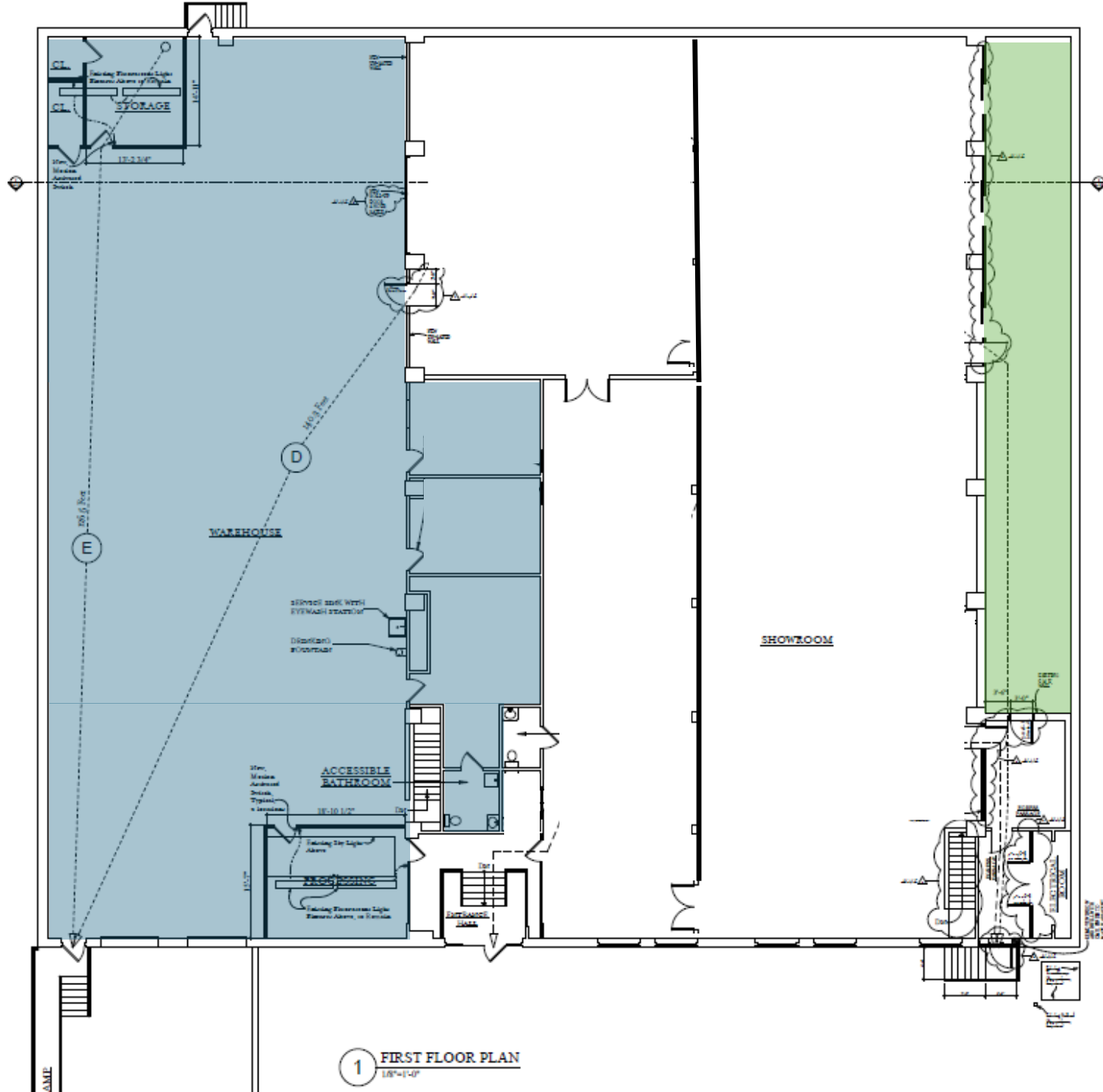
Break room



482 Glenbrook Road, Stamford, CT



Current Availability



Stamford, Connecticut

General

ACS, 2019–2023	Stamford	State
Current Population	135,806	3,598,348
Land Area <i>mi</i> ²	38	4,842
Population Density <i>people per mi</i> ²	3,610	743
Number of Households	54,165	1,420,170
Median Age	38	41
Median Household Income	\$107,474	\$93,760
Poverty Rate	10%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Hospitals</i>	10,227	38%
2 Finance and Insurance <i>Securities, Commodities, & Financial Inv.</i>	8,354	59%
3 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	8,168	100%
4 Information <i>Telecommunications</i>	6,971	33%
5 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	5,639	94%
Total Jobs, All Industries	70,757	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,848	2,233	2,345	2,486	2,335

Total Active Businesses 17,579

Key Employers

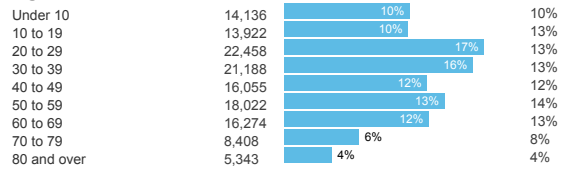
Data from Municipalities, 2025

- 1 Stamford Health
- 2 NBC Sports Group
- 3 Gartner
- 4 Deloitte
- 5 Charter Communications

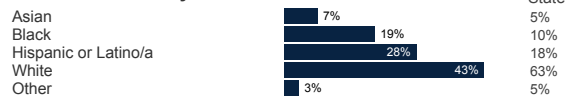
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

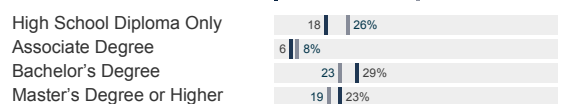


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



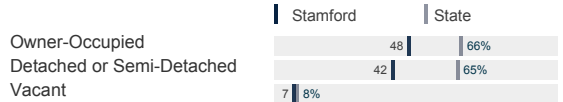
Educational Attainment



Housing

ACS, 2019–2023

	Stamford	State
Median Home Value	\$614,300	\$343,200
Median Rent	\$2,207	\$1,431
Housing Units	57,958	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Stamford Charter School for Excellence	PK-8	543	0	
Stamford School District	PK-12	16,185	364	78%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

School District	Math	ELA
Stamford Charter School for Excellence	69%	74%
Stamford School District	32%	36%
Statewide	44%	49%

Stamford, Connecticut

Labor Force

CT Department of Labor, 2024

	Stamford	State
Employed	69,651	1,842,285
Unemployed	2,495	67,181

Unemployment Rate



Self-Employment Rate*



*ACS, 2019–2023

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

Massachusetts



Access

ACS, 2019–2023

	Stamford	State
Mean Commute Time *	27 min	26 min
No Access to a Car	9% 10%	
No Internet Access	5% 7%	

Commute Mode

Public Transport	3% 10%
Walking or Cycling	3% 5%
Driving	67% 78%
Working From Home *	14% 17%

Public Transit

CT <i>transit</i> Service	Local, Stamford metro
Other Public Bus Operations	-
Train Service	Amtrak, Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$671,404,924
Property Tax Revenue	\$583,553,177
per capita	\$4,285
per capita, as % of state avg.	131%
Intergovernmental Revenue	\$58,259,308
Revenue to Expenditure Ratio	112%

Municipal Expenditure

Total Expenditure	\$599,317,100
Educational	\$336,545,453
Other	\$262,771,647

Grand List

Equalized Net Grand List	\$36,221,552,565
per capita	\$265,967
per capita, as % of state avg.	149%
Commercial/Industrial Share of Net Grand List	26%
Actual Mill Rate	27.25
Equalized Mill Rate	16.45

Municipal Debt

Moody's Rating (2024)	Aa1
S&P Rating (2024)	AAA
Total Indebtedness	\$400,683,667
per capita	\$2,942
per capita, as % of state avg.	100%
as percent of expenditures	67%
Annual Debt Service	\$53,909,237
as % of expenditures	9%

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

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

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