

# 515 Fan Hill Road, Monroe Connecticut

## INDUSTRIAL BUILDING FOR SALE



Building is in excellent condition. The property allows an additional free standing building on the site.

- 17,860 Square Feet
- Parking for 30 plus expansion
- One 12' x 12' drive in door
- 600 Amps, 3 phase, 4 wire
- Sale Price: \$1,395,000 / \$78 PSF
- Building available 1<sup>st</sup> QT, 2020

Contact Bruce Wettstein, SIOR  
203.226.7101 Ext 2  
[bruce@vidalwettenstein.com](mailto:bruce@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.



**SIOR**

Individual Members

Society of Industrial and Office Realtors

**VIDAL/WETTENSTEIN, LLC**

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

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## Industrial Data Sheet

<b>Building Info</b>		<b>Utilities:</b>
Total Bldg. Sq Ft: 17,860	Construction Type: Pre-Engineered	Volts: 480/277 Transformer
Acres: 4	Sprinkler: No	Amps: 600, 3ph, 4 wire
Zoning: I-2	Heating Type: Propane, forced air	Water: Well
Number of floors: 1 + 2,750 2 <sup>nd</sup> fl office	AC Main Bldg: Both levels of offices	Sewer: Septic
Industrial Sq Ft: 12,360	Roof: Insulated standing seam	Gas: Propane
Office Sq Ft: 2,750 main level, + 2 <sup>nd</sup>	Year Built: 1988	Step Down Transformer
Asking Sale \$1,395,000	Year Renovated: Addition, 2008	
	Ceiling Height: 18' at eave, 21' center	<b>Transportation:</b>
	Loading Docks: 0	Distance to Rte. 111, 3 miles
Taxes: \$24, 159 or \$1.35 psf	Drive-In Doors: 12'x12 Elec door	Nearest Hwy:
Mill: 35.24	Column Spacing: 27' +/-	84 & Rte. 25 connector
Mezzanine storage	Elevator: No	
Kitchenette	Parking: 30 + expansion	
	Floor Load: 5" concrete, 2 <sup>nd</sup> level mezzanine, 90 lb. psf	
	Exhaust Fans: In production area	
	Air Compression Lines: Yes throughout	

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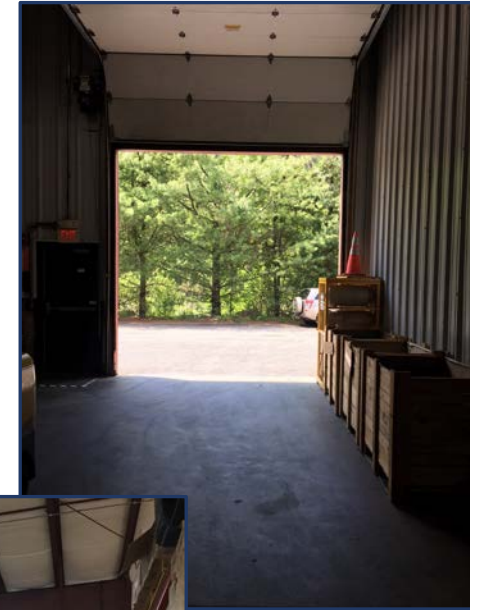
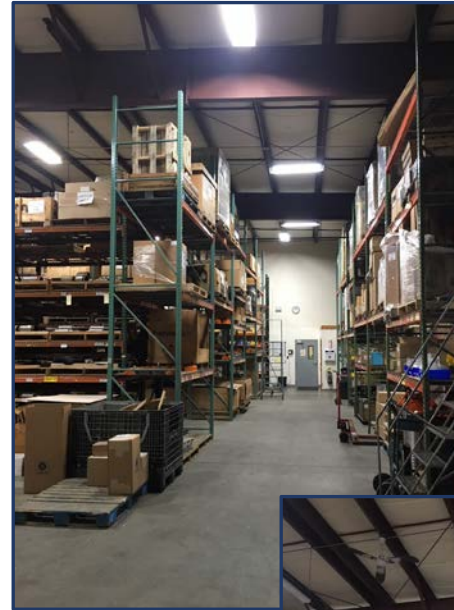
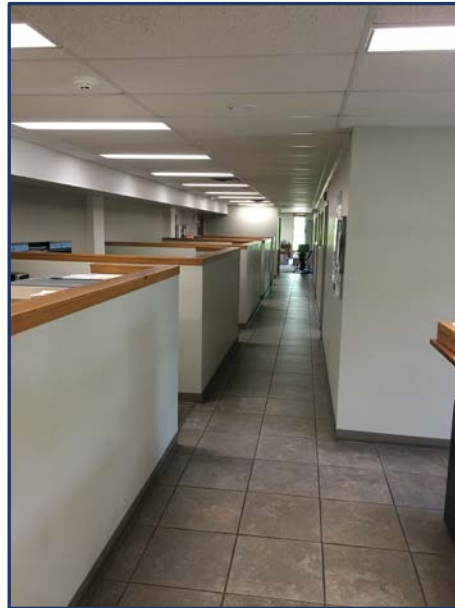
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# 515 FAN HILL RD

**Location** 515 FAN HILL RD

**Map/Lot** 114/ 001/ 00/ /

**Acct#** 11400100

**Owner** RICHAL PARTNERSHIP LLC

**Assessment** \$675,600

**Appraisal** \$965,100

**PID** 8168

**Building Count** 1

**Survey** 1726

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$664,300	\$300,800	\$965,100

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$465,000	\$210,600	\$675,600

## Owner of Record

**Owner** RICHAL PARTNERSHIP LLC  
**Co-Owner** ALAN R TENNEY MBR  
**Address** 515 FAN HILL RD  
MONROE, CT 06468-1336

**Sale Price** \$0  
**Certificate** 1  
**Book & Page** 1519/ 23  
**Sale Date** 10/15/2007

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
RICHAL PARTNERSHIP LLC	\$0	1	1519/ 23	10/15/2007
RICHAL PTNS THE	\$0	2	286/ 349	07/26/1985

## Building Information

### Building 1 : Section 1

**Year Built:** 1988  
**Living Area:** 17,860

Building Attributes	
Field	Description
STYLE	Manufacturing/Proces

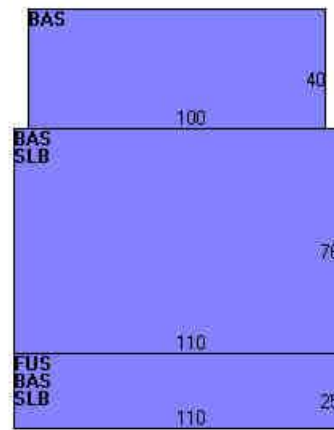
MODEL	Industrial
Grade	C+
Stories:	
Occupancy	0
Exterior Wall 1	Conc. Block
Exterior Wall 2	
Heating Fuel	Typical
Heating Type	Hot Air
AC Type	Central
Bldg Use	Factory
Total Rooms	
Total Bedrms	
Total Baths	
Fireplace	
Xtra Fireplaces	
1st Floor Use:	400
Heat/AC	Typical
Frame Type	Fireresist
Baths/Plumbing	Normal
Ceiling/Wall	Ceil and Wall
Rooms/Prtns	Average
Wall Height	10
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos/MonroeCTPhotos//\00\00\02\37>).

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	15,110	15,110
FUS	Finished Upper Story	2,750	2,750
SLB	Slab	11,110	0
		28,970	17,860

### Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	Comment
COD1	OVHD WD/MTL	168 S.F.	\$1,400	1	
COD2	OVHD STEEL	168 S.F.	\$2,200	1	

### Land

### Land Use

### Land Line Valuation

<b>Use Code</b>	400	<b>Size (Acres)</b>	4
<b>Description</b>	Factory	<b>Appraised Value</b>	\$300,800
<b>Zone</b>	I2		
<b>Neighborhood</b>			
<b>Alt Land Approved Category</b>	No		

**Outbuildings**

<b>Outbuildings</b>	<b>Legend</b>
No Data for Outbuildings	

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2015	\$664,300	\$300,800	\$965,100
2009		\$375,800	\$1,183,280

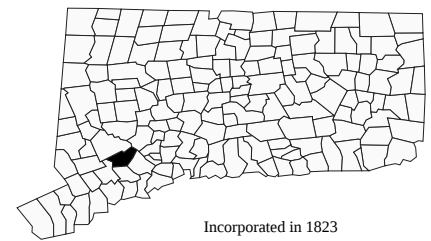
<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2015	\$465,000	\$210,600	\$675,600
2009		\$263,060	\$828,296

# Monroe, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

**Town Hall**  
7 Fan Hill Road  
Monroe, CT 06468  
(203) 452-5421

*Belongs To*  
Fairfield County  
LMA Bridgeport - Stamford  
Metropolitan Planning Area



Incorporated in 1823

## Demographics

### Population

	Town	County	State
2000	19,247	882,567	3,405,565
2010	19,479	916,829	3,574,097
2012-2016	19,784	941,618	3,588,570
2020	17,075	944,692	3,604,591
'16 - '20 Growth / Yr	-4.0%	0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	26	625	4,842
Pop./Sq. Mile (2012-2016)	759	1,507	741
Median Age (2012-2016)	44	40	41
Households (2012-2016)	6,844	335,209	1,354,713
Med. HH Inc. (2012-2016)	\$113,333	\$86,670	\$71,755

	Town	State
Veterans (2012-2016)	624	188,759

### Age Distribution (2012-2016)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	879 4%	3,028 15%	2,505 13%	3,821 19%	7,040 36%	2,511 13%	19,784 100%
County	53,839 6%	127,239 14%	124,148 13%	231,225 25%	269,733 29%	135,434 14%	941,618 100%
State	188,812 5%	439,100 12%	494,529 14%	878,077 24%	1,033,029 29%	555,023 15%	3,588,570 100%

### Race/Ethnicity (2012-2016)

	Town	County	State
White Alone, Non-Hispanic	17,531	598,017	2,464,450
Black Alone	131	107,282	372,696
Asian	768	47,742	152,782
Native American	20	2,441	9,399
Other/Multi-Race	549	89,139	284,582
Hispanic or Latino	905	175,480	537,728

	Town	County	State
Poverty Rate (2012-2016)	3.6%	8.8%	10.4%

### Educational Attainment (2012-2016)

	Town	County	State
High School Graduate	2,727 20%	673,220 27%	
Associates Degree	1,186 9%	184,426 7%	
Bachelors or Higher	6,910 52%	938,319 38%	

## Economics

### Business Profile (2016)

Sector	Units	Employment
Total - All Industries	648	5,662
23 - Construction	76	258
31-33 - Manufacturing	38	644
44-45 - Retail Trade	66	967
62 - Health Care and Social Assistance	55	447
72 - Accommodation and Food Services	51	709
Total Government	17	856

### Top Five Grand List (2017)

	Amount
Firstlight Hydro Generating Co	\$32,470,000
Conn Light + Power Co Inc	\$21,720,010
Aquarion Water Co Of Connecticut	\$13,301,780
One Eleven Century Plaza LLC	\$9,242,200
Swiss Army Land Inc	\$9,187,500
Net Grand List (SFY 2015-2016)	\$2,146,111,708

### Major Employers (2017)

Town of Monroe	Aquarion Water Company of Connecticut
Big Y Foods, Inc.	Swiss Army Brands, Inc.
Northeast Laser Engraving, Inc.	

## Education

### 2017-2018 School Year

	Grades	Enrollment
Monroe School District	PK-12	3,149

### Smarter Balanced Test Percent Above Goal (2016-2017)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	79.9%	53.1%	78.1%	50.0%	67.2%	41.8%
ELA	80.8%	51.8%	80.3%	54.1%	76.4%	53.7%

### Pre-K Enrollment (PSIS)

	2016-2017
Monroe School District	49

### Rate of Chronic Absenteeism (2016-2017)

Connecticut	All 9.9%
Monroe School District	2.7%

### 4-Year Cohort Graduation Rate (2016-2017)

	All	Female	Male
Connecticut	87.9%	90.9%	85.1%
Monroe School District	96.2%	98.5%	94.2%

### Public vs Private Enrollment (2012-2016)

	Town	County	State
Public	86.4%	81.8%	86.8%
Private	13.6%	18.2%	13.2%



# Monroe, Connecticut

CERC Town Profile 2018



Connecticut  
Economic  
Resource Center

## Government

Government Form: Selectman - Town Meeting

Total Revenue (2016)	\$89,637,538	Total Expenditures (2016)	\$86,568,596	Annual Debt Service (2016)	\$5,993,057
Tax Revenue	\$73,956,951	Education	\$59,684,089	As % of Expenditures	6.9%
Non-tax Revenue	\$15,680,587	Other	\$26,884,507	Eq. Net Grand List (2016)	\$3,066,526,011
Intergovernmental	\$13,437,840	Total Indebtedness (2016)	\$41,066,958	Per Capita	\$155,994
Per Capita Tax (2016)	\$3,745	As % of Expenditures	47.4%	As % of State Average	103.1%
As % of State Average	130.4%	Per Capita	\$2,089	Moody's Bond Rating (2016)	Aa2
		As % of State Average	84.2%	Actual Mill Rate (2016)	34.35
				Equalized Mill Rate (2016)	24.01
				% of Net Grand List Com/Ind (2016)	11.3%

## Housing/Real Estate

Housing Stock (2012-2016)

	Town	County	State
Total Units	7,218	364,737	1,493,798
% Single Unit (2012-2016)	85.4%	57.9%	59.1%
New Permits Auth (2017)	17	1,719	4,547
As % Existing Units	0.2%	0.5%	0.3%
Demolitions (2017)	0	538	1,403
Home Sales (2013)	184	7,243	26,310
Median Price	\$374,500	\$413,400	\$269,300
Built Pre-1950 share	12.7%	29.3%	29.7%
Owner Occupied Dwellings	6,260	226,707	900,223
As % Total Dwellings	91.5%	67.6%	66.5%
Subsidized Housing (2017)	80	34,307	168,576

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	7	439	3,417
\$100,000-\$199,999	19	890	7,522
\$200,000-\$299,999	53	1,117	6,031
\$300,000-\$399,999	54	980	3,380
\$400,000 or More	51	3,817	5,960

Rental (2012-2016)

	Town	County	State
Median Rent	\$1,525	\$1,385	\$1,094
Cost-burdened Renters	61.7%	54.0%	52.5%

## Labor Force

	Town	County	State
Residents Employed	9,772	459,238	1,795,519
Residents Unemployed	456	23,180	96,273
Unemployment Rate	4.5%	4.8%	5.1%
Self-Employed Rate	11.2%	13.0%	9.9%
Total Employers	648	35,142	117,337
Total Employed	5,662	423,648	1,666,580

Connecticut Commuters (2015)

Commuters Into Town From:	Town Residents Commuting To:		
Monroe, CT	1,002	Monroe, CT	1,002
Bridgeport, CT	497	Bridgeport, CT	931
Shelton, CT	395	Fairfield, CT	641
Trumbull, CT	387	Stamford, CT	585
Newtown, CT	295	Shelton, CT	559
Stratford, CT	244	Trumbull, CT	546
Milford, CT	180	Norwalk, CT	500

## Quality of Life

Crime Rates (per 100,000 residents) (2016)

	Town	State
Property	415	1,780
Violent	10	224

Distance to Major Cities

	Miles
Hartford	40
New York City	60
Providence	99
Boston	133
Montreal	290

Residential Utilities

<b>Electric Provider</b>
Eversource Energy (800) 286-2000
<b>Gas Provider</b>
Eversource Energy (800) 989-0900
<b>Water Provider</b>
South Norwalk Electric and Water (203) 866-3366
<b>Cable Provider</b>
Altice (Cablevision) (866) 200-7273

Disengaged Youth (2012-2016)

	Town	State
Female	2.9%	4.5%
Male	0.0%	5.5%

	Town
Library circulation per capita	7.92