

515 Fan Hill Road, Monroe Connecticut



INDUSTRIAL BUILDING FOR SALE

- 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 2nd qtr. 2020

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

Only 5 miles from the Route 25 connector.

Contact Bruce Wettenstein, SIOR
203.226.7101 Ext 2
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

515 Fan Hill Road, Monroe, Connecticut

Industrial Data Sheet

Building Info		Utilities:
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 nd 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 nd	Year Built: 1988	Step Down Transformer
Asking Sale \$1,395,000	Year Renovated: Addition, 2008	
	Ceiling Height: 18' at eave, 21' center	Transportation:
	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 nd level mezzanine, 90 lb. psf	
	Exhaust Fans: In production area	
	Air Compression Lines: Yes throughout	

Contact Bruce Wettstein, SIOR
 203.226.7101 Ext 2
 bruce@vidalwettstein.com

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

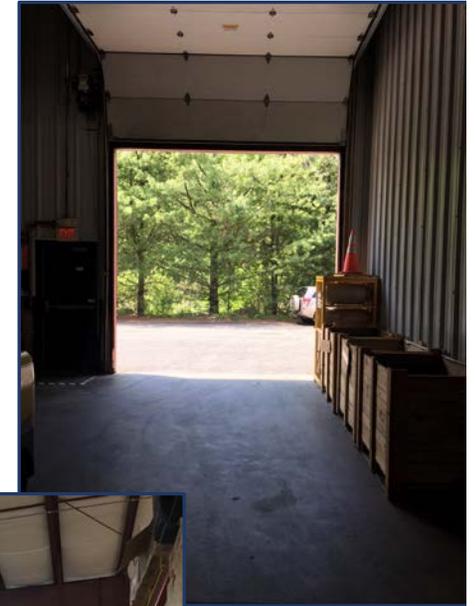
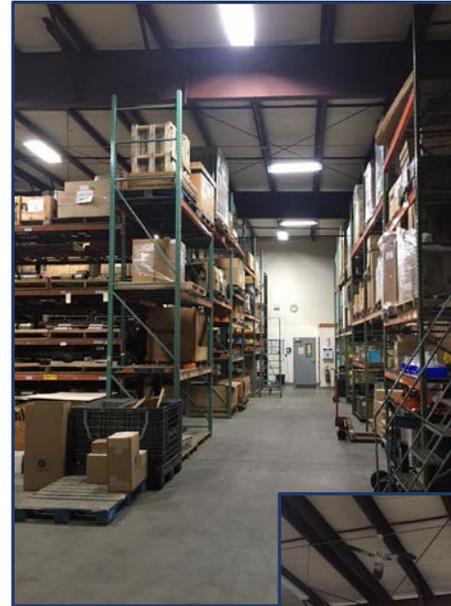
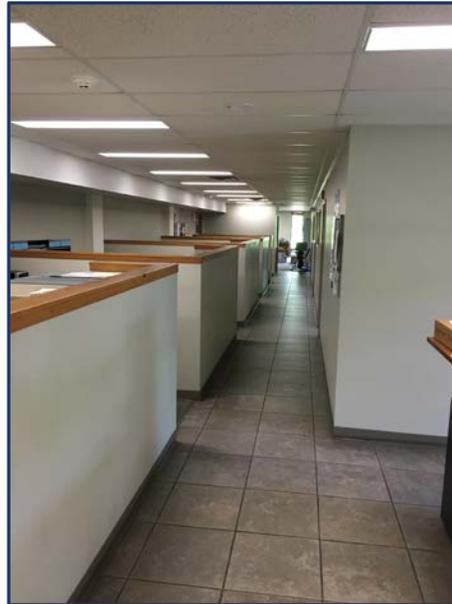


VIDAL/WETTENSTEIN, LLC

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

Individual Members
Society of Industrial and Office Realtors

515 Fan Hill Road, Monroe Connecticut



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

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

Sale Price \$0

Co-Owner ALAN R TENNEY MBR

Certificate 1

Address 515 FAN HILL RD
MONROE, CT 06468-1336

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

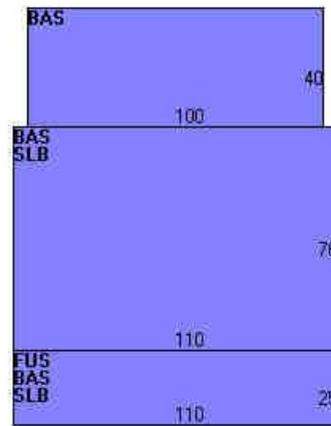
MODEL	Industrial
Grade	C+
Stories:	
Occupancy	0
Exterior Wall 1	Conc. Block
Exterior Wall 2	
Heating Fuel	Typical
Heating Type	Hot Air
AC Type	Central
Bldg Use	Factory
Total Rooms	
Total Bedrms	
Total Baths	
Fireplace	
Xtra Fireplaces	
1st Floor Use:	400
Heat/AC	Typical
Frame Type	Fireresist
Baths/Plumbing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

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

Outbuildings

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

Valuation History

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

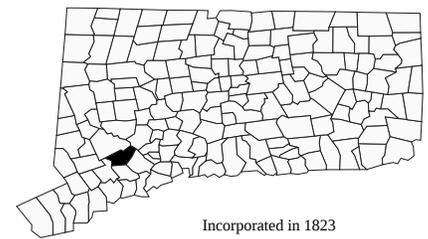
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$465,000	\$210,600	\$675,600
2009		\$263,060	\$828,296

Monroe, Connecticut

CERC Town Profile 2019 *Produced by Connecticut 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
2013-2017	19,766	947,328	3,594,478
2020	17,075	944,692	3,604,591
'17 - '20 Growth / Yr	-5.3%	-0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	26	625	4,842
Pop./Sq. Mile (2013-2017)	758	1,516	742
Median Age (2013-2017)	45	40	41
Households (2013-2017)	6,865	337,678	1,361,755
Med. HH Inc. (2013-2017)	\$109,631	\$89,773	\$73,781

	Town	State
Veterans (2013-2017)	622	180,111

Age Distribution (2013-2017)

	0-4		5-14		15-24		25-44		45-64		65+		Total	
Town	658	3%	3,101	16%	2,632	13%	3,703	19%	6,778	34%	2,894	15%	19,766	100%
County	53,055	6%	125,776	13%	126,096	13%	229,587	24%	271,888	29%	140,926	15%	947,328	100%
State	186,188	5%	432,367	12%	495,626	14%	872,640	24%	1,031,900	29%	575,757	16%	3,594,478	100%

Race/Ethnicity (2013-2017)

	Town	County	State
White Non-Hisp	17,558	595,323	2,446,049
Black Non-Hisp	33	98,931	350,820
Asian Non-Hisp	901	48,421	154,910
Native American Non-Hisp	15	1,372	5,201
Other/Multi-Race Non-Hisp	422	22,631	84,917
Hispanic or Latino	837	180,379	551,916

	Town	County	State
Poverty Rate (2013-2017)	3.8%	8.8%	10.1%

Educational Attainment (2013-2017)

	Town	County	State	
High School Graduate	3,002	22%	673,582	27%
Associates Degree	1,211	9%	188,481	8%
Bachelors or Higher	6,304	47%	953,199	38%

Economics

Business Profile (2018)

Sector	Units	Employment
Total - All Industries	650	5,699
23 - Construction	78	281
31-33 - Manufacturing	32	729
44-45 - Retail Trade	69	904
62 - Health Care and Social Assistance	47	440
72 - Accommodation and Food Services	55	757
Total Government	17	850

Top Five Grand List (2018)

	Amount
Firstlight Hydro Generating Co	\$32,470,000
Conn Light & Power Co Inc	\$22,865,950
Aquarion Water Company of Connecticut	\$13,673,480
One Eleven Century Plaza LLC	\$9,242,200
Swiss Army Land Inc	\$9,187,500
Net Grand List (SFY 2016-2017)	\$2,153,311,392

Major Employers (2018)

Town of Monroe	Big Y World Class Market
Victorinox Swiss Army	Northeast Laser Engraving
Stop & Shop Supermarket	

Education

2018-2019 School Year

	Grades	Enrollment
Monroe School District	PK-12	3118

Smarter Balanced Test Percent Above Goal (2017-2018)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	83.3%	53.8%	76.5%	51.3%	50.4%	43.0%
ELA	79.6%	53.1%	87.3%	54.9%	70.1%	56.1%

Pre-K Enrollment (PSIS)

	2018-2019
Monroe School District	46

Rate of Chronic Absenteeism (2017-2018)

	All
Connecticut	10.7%
Monroe School District	5.0%

4-Year Cohort Graduation Rate (2017-2018)

	All	Female	Male
Connecticut	88.3%	91.8%	85.1%
Monroe School District	95.1%	94.5%	95.7%

Public vs Private Enrollment (2013-2017)

	Town	County	State
Public	89.5%	82.2%	86.8%
Private	10.5%	17.8%	13.2%

Monroe, Connecticut

CERC Town Profile 2019



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2017)	\$95,953,805	Total Expenditures (2017)	\$93,066,601	Annual Debt Service (2017)	\$6,396,328
Tax Revenue	\$75,225,166	Education	\$65,452,558	As % of Expenditures	6.9%
Non-tax Revenue	\$20,728,639	Other	\$27,614,043	Eq. Net Grand List (2017)	\$3,114,308,719
Intergovernmental	\$18,329,619	Total Indebtedness (2017)	\$37,713,338	Per Capita	\$158,610
Per Capita Tax (2017)	\$3,820	As % of Expenditures	40.5%	As % of State Average	105.1%
As % of State Average	130.3%	Per Capita	\$1,921	Moody's Bond Rating (2017)	Aa2
		As % of State Average	76.4%	Actual Mill Rate (2017)	35.00
				Equalized Mill Rate (2017)	24.09
				% of Net Grand List Com/Ind (2017)	9.7%

Housing/Real Estate

Housing Stock (2013-2017)

	Town	County	State
Total Units	7,312	369,044	1,507,711
% Single Unit (2013-2017)	85.6%	58.0%	59.2%
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 (2017)	181	5,187	21,880
Median Price	\$363,400	\$417,800	\$270,100
Built Pre-1950 share	11.8%	29.0%	29.3%
Owner Occupied Dwellings	6,192	228,666	906,798
As % Total Dwellings	90.2%	67.7%	66.6%
Subsidized Housing (2018)	93	34,037	167,879

Distribution of House Sales (2017)

	Town	County	State
Less than \$100,000	1	34	536
\$100,000-\$199,999	9	343	5,237
\$200,000-\$299,999	37	749	6,681
\$300,000-\$399,999	77	865	3,863
\$400,000 or More	57	3,196	5,563

Rental (2013-2017)

	Town	County	State
Median Rent	\$1,462	\$1,439	\$1,123
Cost-burdened Renters	65.2%	54.6%	52.3%

Labor Force

	Town	County	State
Residents Employed	9,736	461,750	1,827,070
Residents Unemployed	373	19,017	78,242
Unemployment Rate	3.7%	4.0%	4.1%
Self-Employed Rate	11.2%	13.0%	10.0%
Total Employers	650	36,389	122,067
Total Employed	5,699	420,674	1,673,867

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) (2017)

	Town	State
Property	745	1,777
Violent	49	228

Distance to Major Cities

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

Residential Utilities

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

Disengaged Youth (2013-2017)

	Town	State
Female	4.5%	4.2%
Male	0.0%	5.6%

	Town
Library circulation per capita	7.29