

515 Fan Hill Road, Monroe, Connecticut



EXCELLENT INVESTMENT PROPERTY Fully Leased Building

- 17,860 Square Feet
- Parking for 30 plus expansion
- One 12' x 12' drive in door
- 600 Amps, 3 phase, 4 wire
- Sale Price: \$1,350,000

Building is in excellent condition. Fully leased to a major pump manufacturer and distribution company. The property allows an additional free standing building on the site.

Contact Bruce Wettenstein, SIOR
203.226.7101 ext. 2
Email: 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	Sprinkler: No	Volts: 480/277 Transformer
Available Sq Ft: -0-	Heating Type: Propane, forced air	Amps: 600, 3ph, 4 wire
Min. Avail. Sq Ft: n/a	AC Main Bldg: Both levels of offices	Water: Well
Max. Avail. Sq Ft: n/a	AC Office: Yes	Sewer: Septic
Number of floors 1 + 2,750 2 nd fl office	Construction Type: Pre-Engineered	Gas: Propane
Ceiling Height: 18' at eave, 21' center	Roof: Insulated standing seam	Step Down Transformer
Office Sq Ft: 2,750 main level, + 2 nd	Year Built: 1988	Tax Assessment: \$965,100
Industrial Sq Ft: 12,360	Year Renovated: Addition, 2008	Taxes: \$33,151, \$1.85 psf
Asking Sale \$1,350,000	Loading Docks: 0	Mill: 34.35
\$ per Sq Ft: \$75.60	Drive-In Doors: 12'x12 Elec door	
Lease Terms: Occupied	Column Spacing: 27' +-	Transportation:
Acres: 4	Fiber Optic:	Distance to Rt 111, 3 miles
Zoning: I2	Elevator: No	
Air Compression Lines: Yes, throughout	Parking: 30 + expansion	
Mezzanine storage Kitchenette Exhaust Fans in the production area	Floor Load: 5" concrete, 2 nd level mezzanine, 90 lb. psf	Nearest Hwy: 84 & Rte. 25 connector

Contact Bruce Wettstein, 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.



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
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

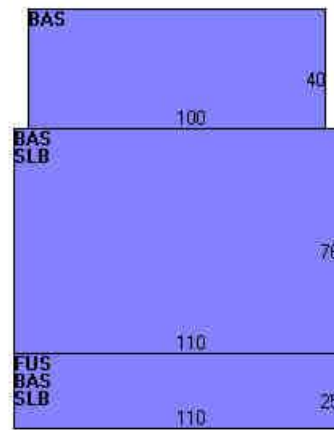
MODEL	Industrial
Grade	C+
Stories:	
Occupancy	0
Exterior Wall 1	Conc. Block
Exterior Wall 2	
Heating Fuel	Typical
Heating Type	Hot Air
AC Type	Central
Bldg Use	Factory
Total Rooms	
Total Bedrms	
Total Baths	
Fireplace	
Xtra Fireplaces	
1st Floor Use:	400
Heat/AC	Typical
Frame Type	Fireresist
Baths/Plumbing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

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

Outbuildings

Outbuildings	Legend
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

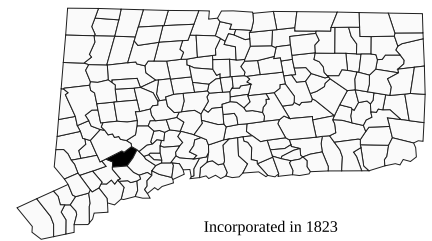
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$465,000	\$210,600	\$675,600
2009		\$263,060	\$828,296

Monroe, Connecticut

CERC Town Profile 2017 *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
2011-2015	19,807	939,983	3,593,222
2020	17,075	944,692	3,604,591
'15 - '20 Growth / Yr	-3.2%	0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	26	625	4,842
Pop./Sq. Mile (2011-2015)	760	1,504	742
Median Age (2011-2015)	44	40	40
Households (2011-2015)	6,694	334,320	1,352,583
Med. HH Inc. (2011-2015)	\$110,558	\$84,233	\$70,331

Race/Ethnicity (2011-2015)

	Town	County	State
White Alone, Non-Hispanic	17,730	602,311	2,487,119
Black Alone, Non-Hispanic	144	105,683	370,501
Asian	805	47,398	150,670
Native American	18	2,234	8,908
Other/Multi-Race	358	89,549	283,800
Hispanic (Any Race)	889	171,720	526,508

	Town	County	State
Poverty Rate (2011-2015)	4.1%	9.0%	10.5%

Educational Attainment (2011-2015)

	Town	County	State
High School Graduate	2,801	21%	673,973
Associates Degree	1,093	8%	183,289
Bachelors or Higher	6,673	50%	925,607

Age Distribution (2011-2015)

	0-4		5-14		15-24		25-44		45-64		65+		Total	
Town	804	4%	3,175	16%	2,423	12%	4,004	20%	6,633	33%	2,768	14%	19,807	100%
County	54,513	6%	128,603	14%	121,995	13%	233,955	25%	268,138	29%	132,779	14%	939,983	100%
State	191,445	5%	446,058	12%	492,864	14%	885,518	25%	1,035,059	29%	542,278	15%	3,593,222	100%

Economics

Business Profile (2015)

Sector	Units	Employment
Total - All Industries	656	5,614
23 - Construction	82	258
31-33 - Manufacturing	38	658
44-45 - Retail Trade	70	961
62 - Health Care and Social Assistance	56	424
72 - Accommodation and Food Services	51	695
Total Government	17	850

Top Five Grand List (2016)

	Amount
Firstlight Hydro Generating Co.	\$32,470,000
CT Light & Power	\$18,342,330
Aquarion Water Co. of CT	\$12,795,250
One Eleven Centery Plaza	\$9,242,200
Swiss Army Land Inc	\$9,187,500
Net Grand List (SFY 2014-2015)	\$2,311,419,040

Major Employers (2016)

Neopost USA	Big Y
Swiss Army Brands	Really Good Stuff
Stop & Shop	

Education

2016-2017 School Year

	Grades	Enrollment
Monroe School District	PK-12	3,189

Smarter Balanced Test Percent Above Goal (2015-2016)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	81.6%	52.8%	76.5%	47.9%	58.2%	40.3%
ELA	72.6%	53.9%	82.5%	55.5%	80.2%	55.5%

Pre-K Enrollment (PSIS)

	2016-2017
Monroe School District	49

Rate of Chronic Absenteeism (2015-2016)

	All
Connecticut	9.6%
Monroe School District	2.6%

4-Year Cohort Graduation Rate (2014-2015)

	All	Female	Male
Connecticut	87.2%	90.1%	84.4%
Monroe School District	97.5%	99.4%	95.8%

Monroe, Connecticut

CERC Town Profile 2017



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2015)	\$85,564,931	Total Expenditures (2015)	\$84,446,203	Annual Debt Service (2015)	\$5,920,481
Tax Revenue	\$71,851,017	Education	\$58,009,142	As % of Expenditures	7.0%
Non-tax Revenue	\$13,713,914	Other	\$26,437,061	Eq. Net Grand List (2015)	\$3,118,165,181
Intergovernmental	\$12,698,512	Total Indebtedness (2015)	\$46,025,297	Per Capita	\$157,221
Per Capita Tax (2015)	\$3,613	As % of Expenditures	54.5%	As % of State Average	106.1%
As % of State Average	129.4%	Per Capita	\$2,321	Moody's Bond Rating (2015)	Aa2
		As % of State Average	95.5%	Actual Mill Rate (2015)	31.01
				Equalized Mill Rate (2015)	22.98
				% of Net Grand List Com/Ind (2015)	9.1%

Housing/Real Estate

Housing Stock (2011-2015)

	Town	County	State
Total Units	7,047	363,556	1,491,786
% Single Unit (2011-2015)	84.8%	58.0%	59.2%
New Permits Auth (2015)	5	2,598	6,077
As % Existing Units	0.1%	0.7%	0.4%
Demolitions (2015)	3	602	1,230
Home Sales (2013)	184	7,243	26,310
Median Price	\$377,200	\$416,000	\$270,500
Built Pre-1950 share	11.8%	29.0%	29.3%
Owner Occupied Dwellings	6,171	228,381	906,227
As % Total Dwellings	92.2%	68.3%	67.0%
Subsidized Housing (2015)	65	33,890	172,556

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

Labor Force

Place of Residence (2015)

	Town	County	State
Labor Force	10,206	480,603	1,890,506
Employed	9,689	454,843	1,782,269
Unemployed	517	25,760	108,237
Unemployment Rate	5.1%	5.4%	5.7%

Connecticut Commuters (2014)

Commuters Into Town From:	Town Residents Commuting To:
Monroe, CT	1,063
Bridgeport, CT	537
Shelton, CT	386
Trumbull, CT	363
Newtown, CT	336
Stratford, CT	261
Milford, CT	182
Monroe, CT	1,063
Bridgeport, CT	1,004
Stamford, CT	632
Norwalk, CT	572
Fairfield, CT	566
Shelton, CT	537
Trumbull, CT	507

Place of Work (2015)

	Town	County	State
Units	656	34,717	116,246
Total Employment	5,614	422,675	1,662,822
2012-'15 AAGR	85.0%	134.2%	100.0%
Mfg Employment	658	33,938	79,612

Other Information

Crime Rate (2014)

	Town	State
Per 100,000 residents	803	2,167

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
Aquarion Water Company (800) 732-9678
Cable Provider
Charter Communications of Western CT (800) 827-8288

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	5

Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	213