

INDUSTRIAL SPACE FOR LEASE

580 Pepper Street, Monroe, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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.

580 Pepper Street, Monroe, CT

SPACE DETAILS

Available Area: 9,160± SF

The 9,160 Sf space is majority high bay, 2 drive in doors and 1 loading dock

Immediate occupancy.

Zoning: DI-2

Clear height: 16' -31' clear

Columns: Minimal – 25' x 27' columns

Racking: can remain if required

Parking: 25± car parking spaces

Electric: 200 amps, 208 volts, 3 phase
HVAC: yes, full HVAC

Loading: one 12x12 drive in door

Heat: natural gas

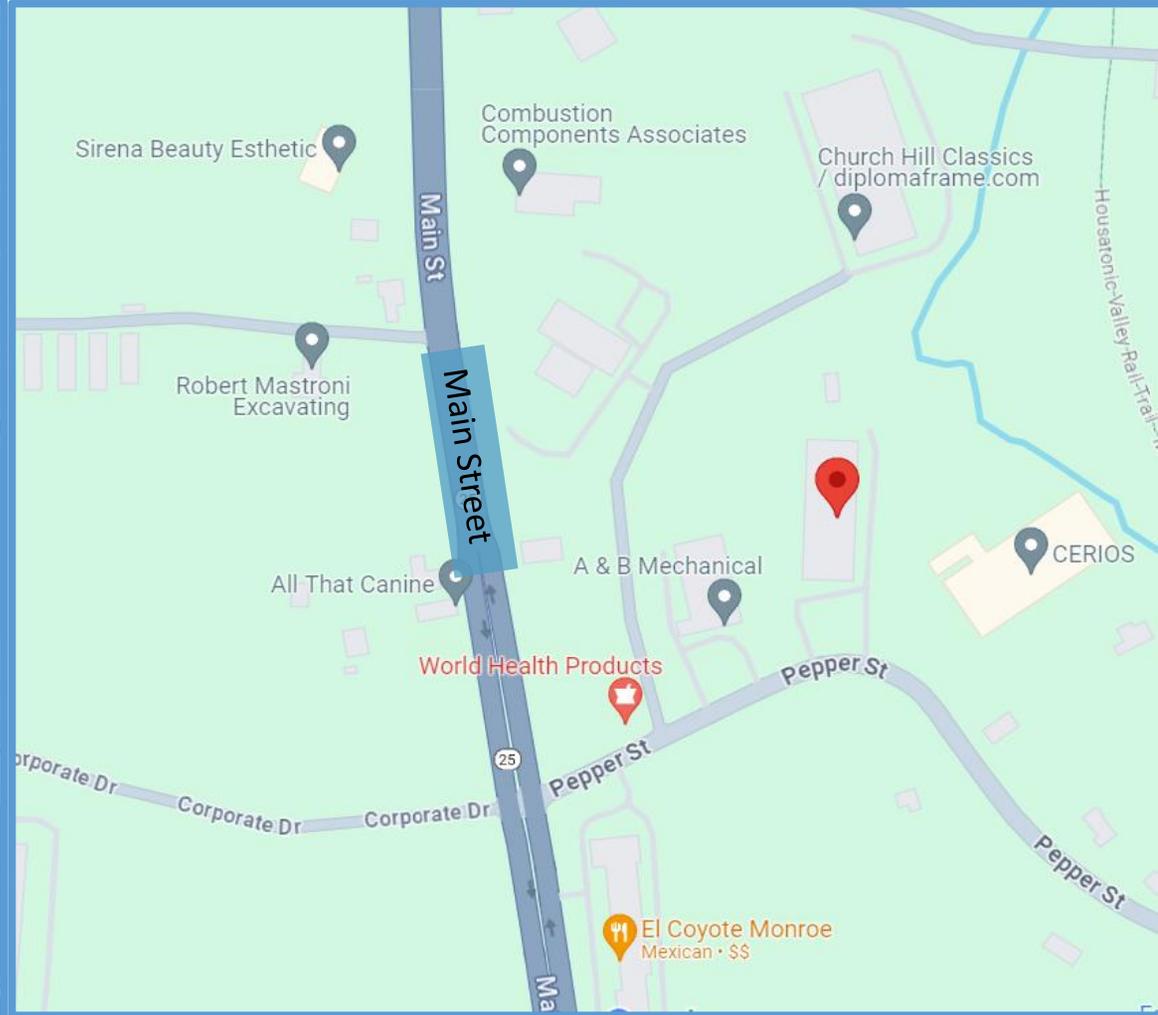
City water and septic

LED lighting, downdraft fans, full air condition

Lease Price: \$11.75 NNN

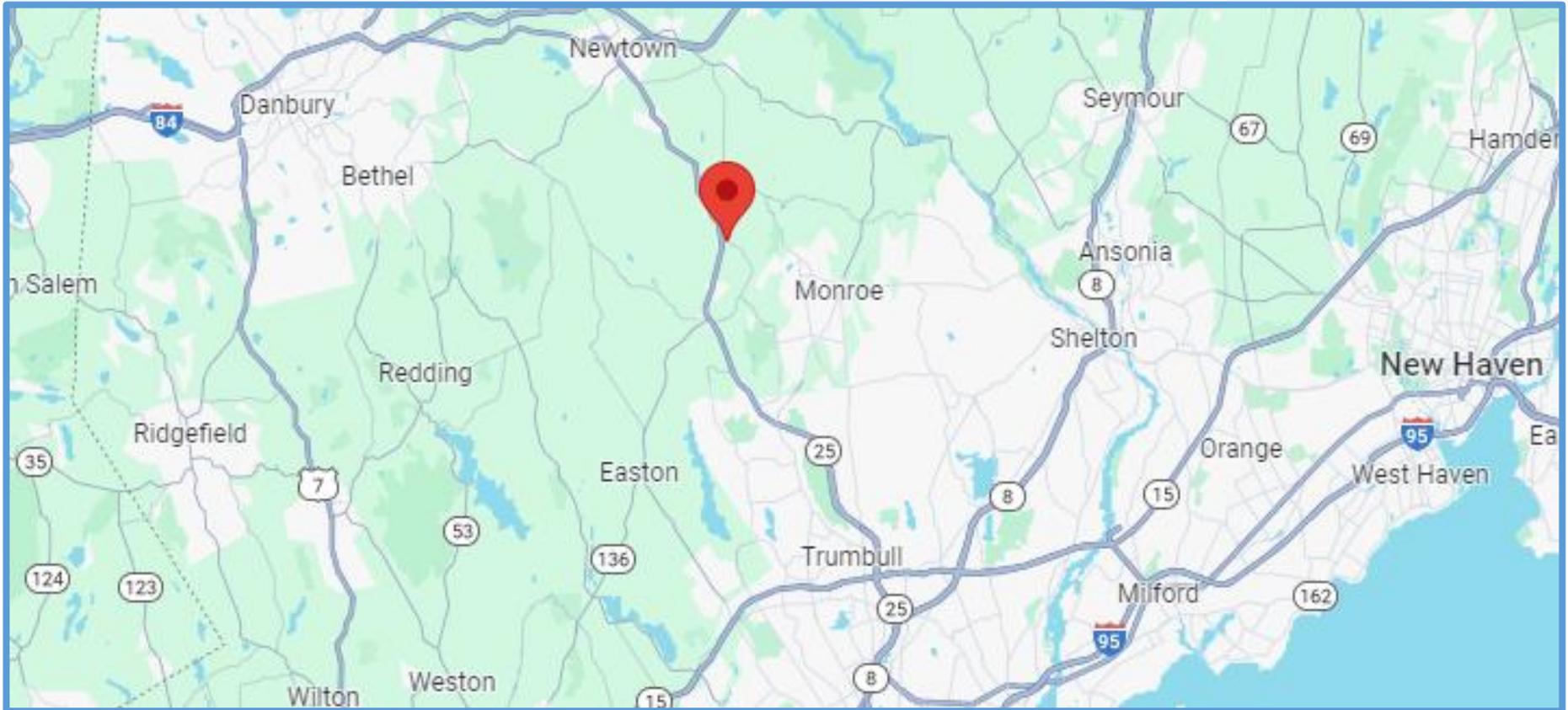


580 Pepper Street, Monroe, CT



Location: Rte. 25 / Main Street to Pepper Street

580 Pepper Street, Monroe, CT



Drive Time

Boston: 2½ hours

NYC: 1½ hours

New Jersey: 2 hours

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

Monroe, Connecticut

General

	Monroe	State
ACS, 2019–2023		
Current Population	18,833	3,598,348
Land Area <i>mi</i> ²	26	4,842
Population Density <i>people per mi</i> ²	722	743
Number of Households	6,238	1,420,170
Median Age	43	41
Median Household Income	\$156,731	\$93,760
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Accommodation and Food Services <i>Food Services and Drinking Places</i>	885	100%
2 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	840	45%
3 Retail Trade <i>Food and Beverage Stores</i>	799	29%
4 Manufacturing <i>Transportation Equip Mfg</i>	779	46%
5 Government <i>Local Government</i>	602	100%
Total Jobs, All Industries	5,160	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	176	211	245	261	253

Total Active Businesses 2,056

Key Employers

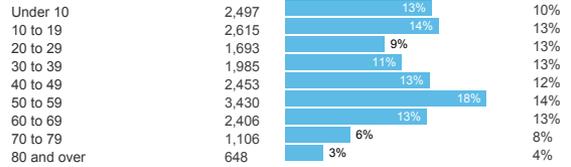
Data from Municipalities, 2025

- Victorinox Swiss Army
- Biomerics NLE, LLC
- Sippin Energy Products
- Church Hill Classics LTD
- Production Metals

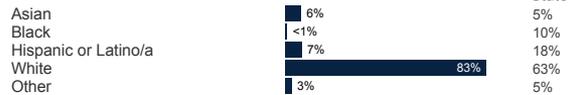
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

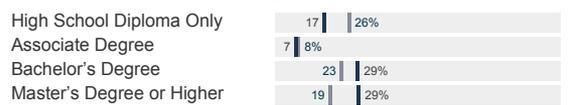


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



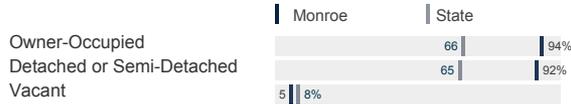
Educational Attainment



Housing

ACS, 2019–2023

	Monroe	State
Median Home Value	\$477,000	\$343,200
Median Rent	\$1,466	\$1,431
Housing Units	6,573	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Monroe School District	PK-12	3,458	83	99%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Monroe School District	66%	74%
Statewide	44%	49%

Monroe, Connecticut

Labor Force

CT Department of Labor, 2024

	Monroe	State
Employed	9,735	1,842,285
Unemployed	337	67,181

Unemployment Rate



Self-Employment Rate*



*ACS, 2019–2023

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



Access

ACS, 2019–2023

	Monroe	State
Mean Commute Time *	33 min	26 min

No Access to a Car



No Internet Access



Commute Mode

Public Transport	3	3%
Walking or Cycling	1	3%
Driving	78	82%
Working From Home *	14	14%

Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

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

Municipal Revenue

Total Revenue	\$99,463,731
Property Tax Revenue	\$82,184,039
<i>per capita</i>	\$4,372
<i>per capita, as % of state avg.</i>	134%
Intergovernmental Revenue	\$14,697,249
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$98,192,709
Educational	\$69,460,250
Other	\$28,732,459

Grand List

Equalized Net Grand List	\$3,684,657,809
<i>per capita</i>	\$196,034
<i>per capita, as % of state avg.</i>	110%
Commercial/Industrial Share of Net Grand List	10%
Actual Mill Rate	36.36
Equalized Mill Rate	22.25

Municipal Debt

Moody's Rating (2024)	Aa2
S&P Rating (2024)	AAA
Total Indebtedness	\$31,080,808
<i>per capita</i>	\$1,654
<i>per capita, as % of state avg.</i>	56%
<i>as percent of expenditures</i>	32%
Annual Debt Service	\$6,256,395
<i>as % of expenditures</i>	6%

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

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.