

INDUSTRIAL SPACE FOR LEASE

580 Pepper Street, Monroe, CT



To arrange a tour contact:
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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

Building Area: 9,160 & 8,052± SF

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

The 8,052 SF space offers 6,590 SF of Industrial space and approximately 1,462± SF of office space
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

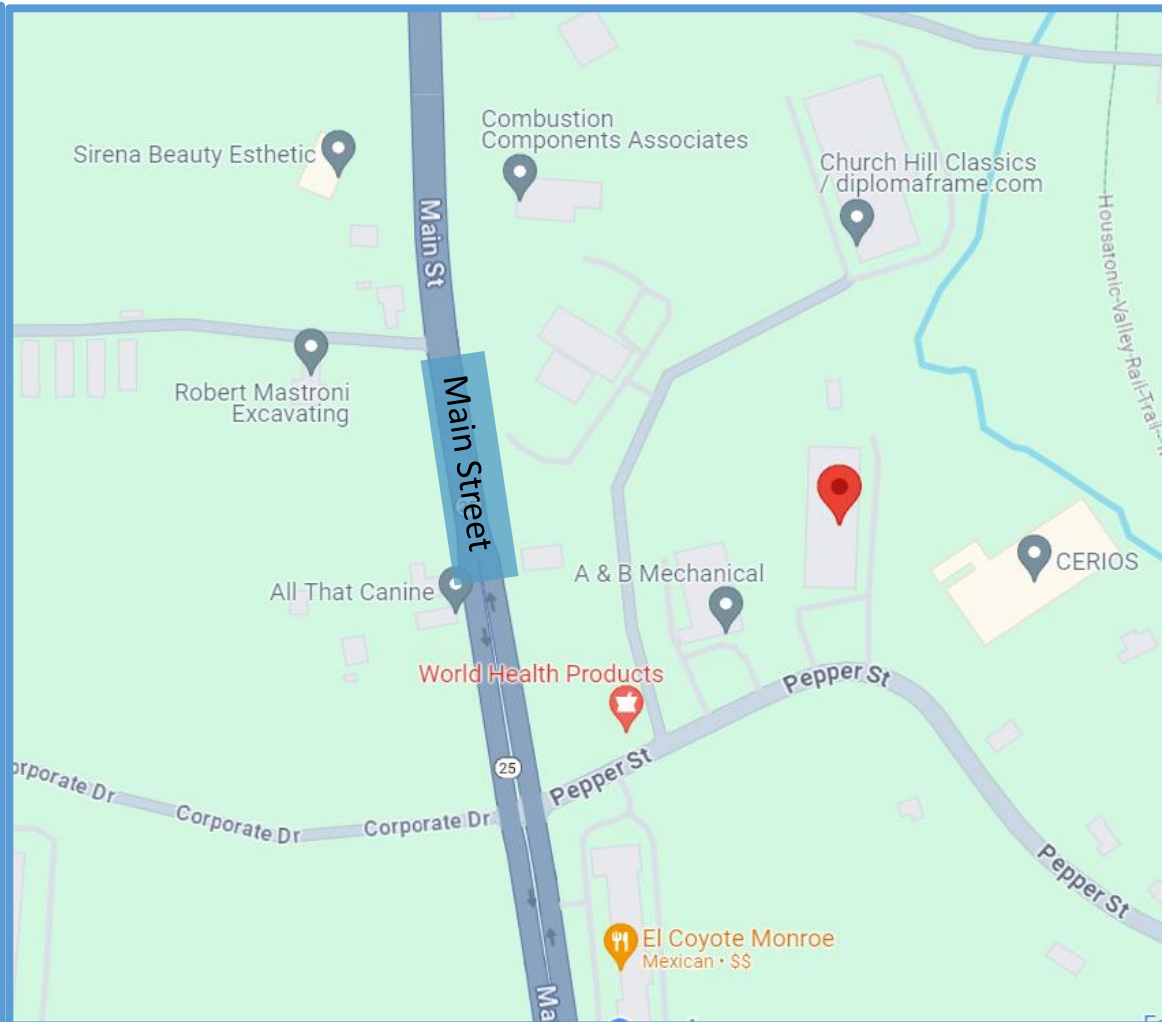
City water and septic

LED lighting, downdraft fans, fill air condition

Lease Price: \$11.75 NNN

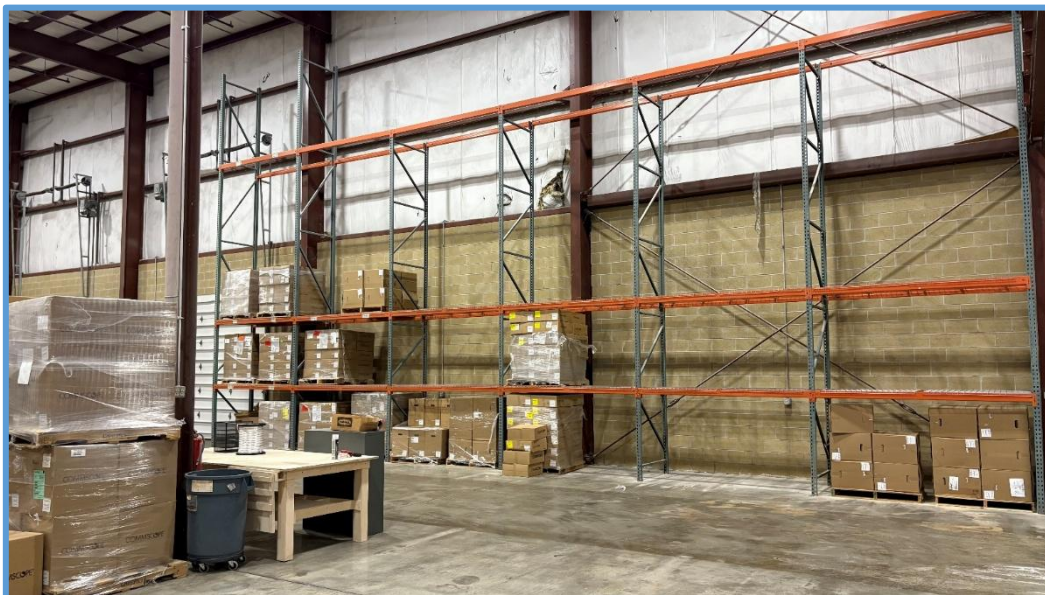


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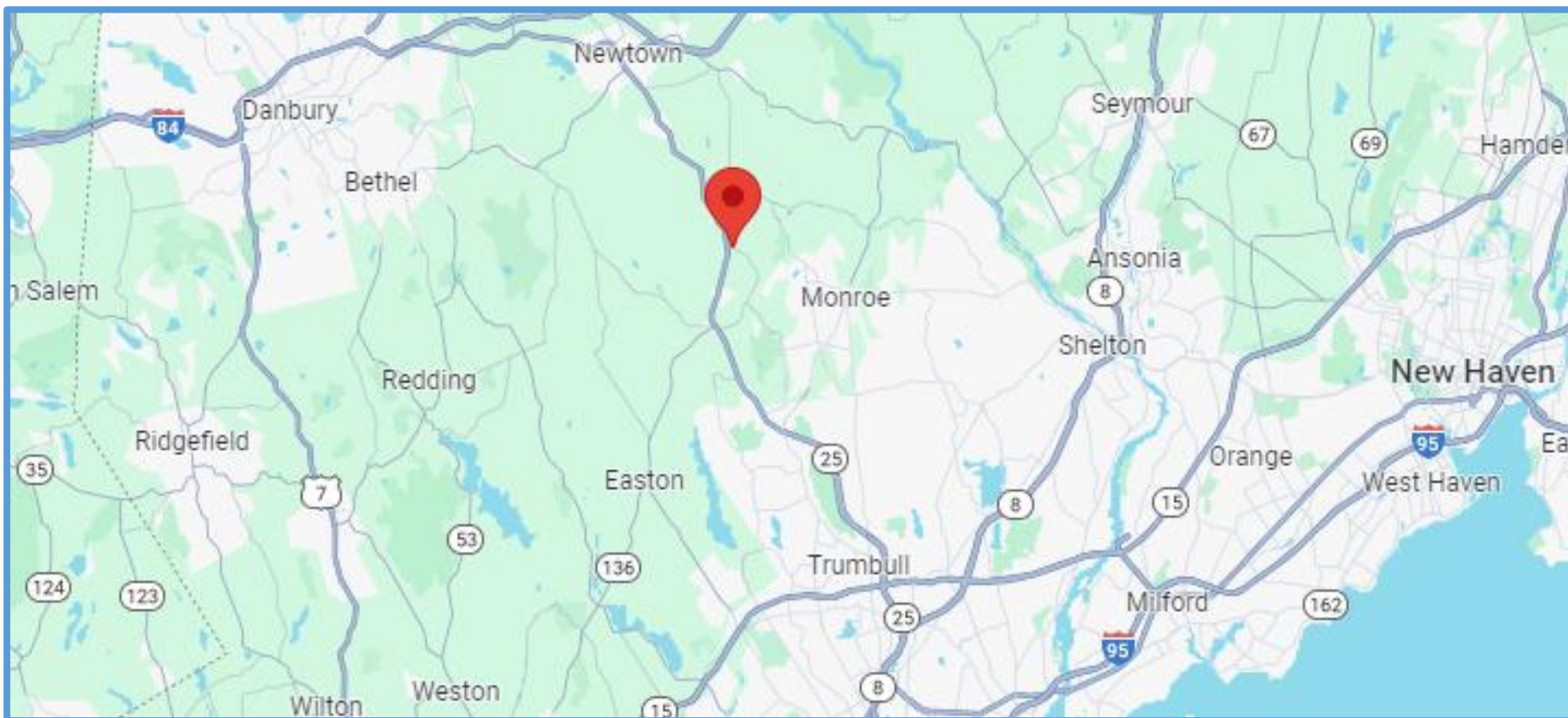


Location: Rte. 25 / Main Street to Pepper Street

580 Pepper Street, Monroe, CT



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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

ACS, 2019–2023	Monroe	State
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	885	
Food Services and Drinking Places		100%
2 Health Care and Social Assistance	840	
Ambulatory Health Care Services		45%
3 Retail Trade	799	
Food and Beverage Stores		29%
4 Manufacturing	779	
Transportation Equip Mfg		46%
5 Government	602	
Local Government		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

- 1 Victorinox Swiss Army
- 2 Biomerics NLE, LLC
- 3 Sippin Energy Products
- 4 Church Hill Classics LTD
- 5 Production Metals

Demographics

ACS, 2019–2023

Age Distribution

	Monroe	State
Under 10	2,497 13%	10%
10 to 19	2,615 14%	13%
20 to 29	1,693 9%	13%
30 to 39	1,985 11%	13%
40 to 49	2,453 13%	12%
50 to 59	3,430 18%	14%
60 to 69	2,406 13%	13%
70 to 79	1,106 6%	8%
80 and over	648 3%	4%

Race and Ethnicity

	Monroe	State
Asian	6%	5%
Black	<1%	10%
Hispanic or Latino/a	7%	18%
White	83%	63%
Other	3%	5%

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

	Monroe	State
English	77 83%	
Spanish	5 13%	

Educational Attainment

	Monroe	State
High School Diploma Only	17 26%	
Associate Degree	7 8%	
Bachelor's Degree	23 29%	
Master's Degree or Higher	19 29%	

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

	Monroe	State
Owner-Occupied	66 94%	
Detached or Semi-Detached	65 92%	
Vacant	5 8%	

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

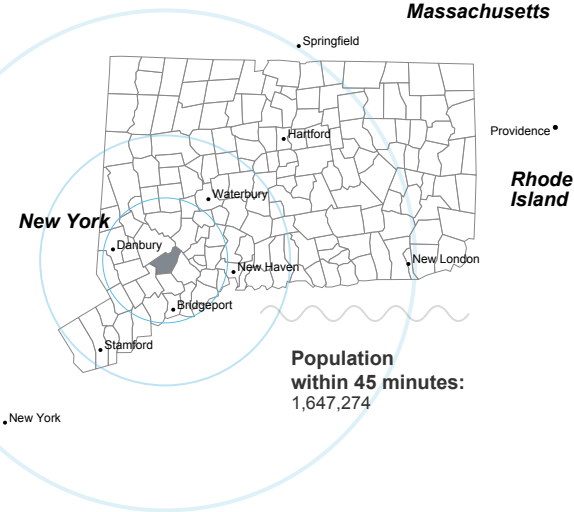
Unemployment Rate

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	3	9
No Internet Access	5	7

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
per capita	\$4,372
per capita, as % of state avg.	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
per capita	\$196,034
per capita, as % of state avg.	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
per capita	\$1,654
per capita, as % of state avg.	56%
as percent of expenditures	32%
Annual Debt Service	\$6,256,395
as % of expenditures	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

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