

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

Hi-Bay A/C Warehouse

LED lighting, downdraft fans, full air conditioned



Location: Rte. 25 / Main Street to Pepper Street

SPACE DETAILS

Building Area: 9,159± Sq. Ft.

Zoning: DI-2

Clear height: 34' clear

Columns: Minimal columns

Parking: 15 car parking spaces

Electric: 200 amps, 208 volts, 3 phase

Loading: Two 12x12 drive in doors and
One 8x10 loading dock

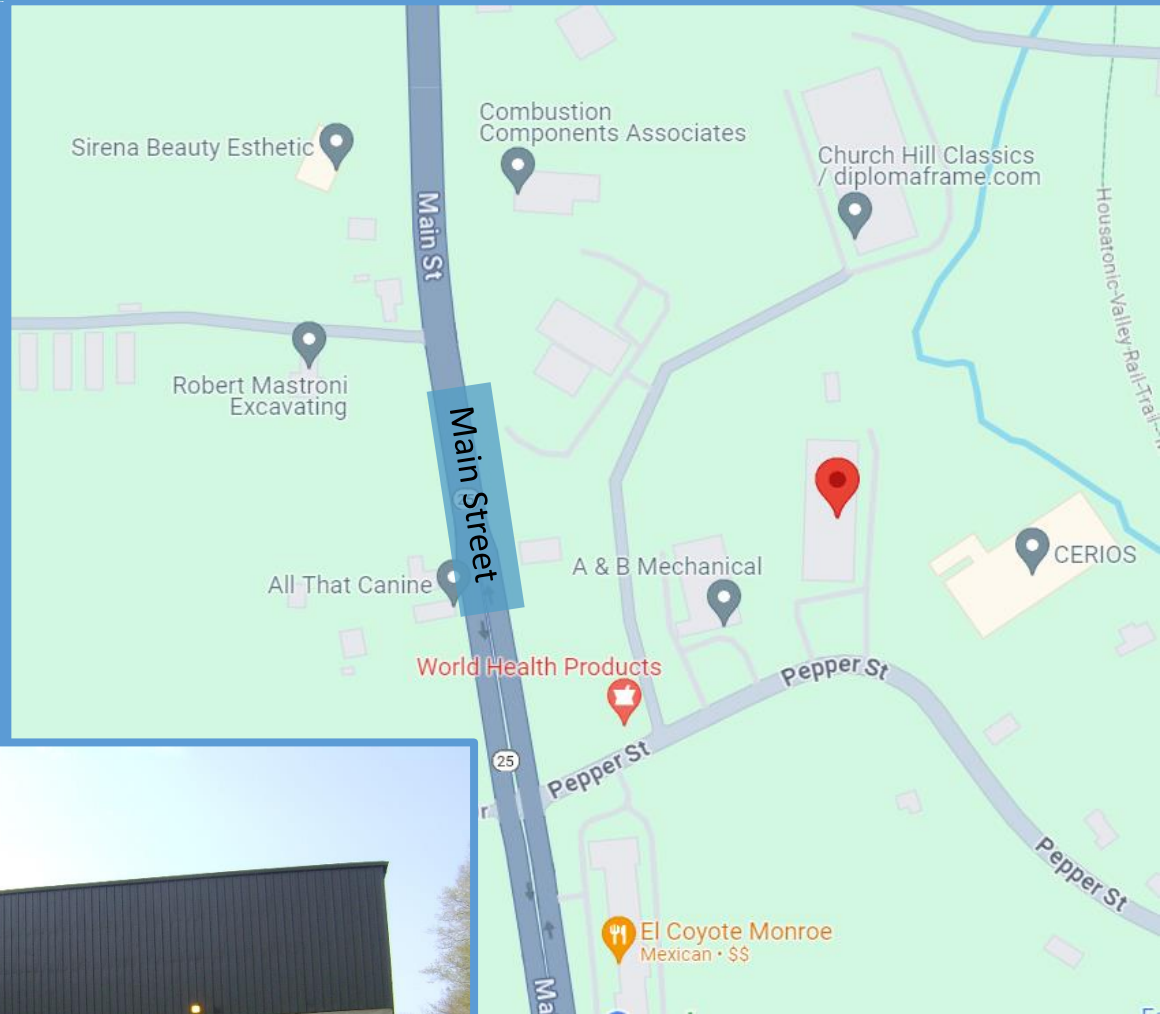
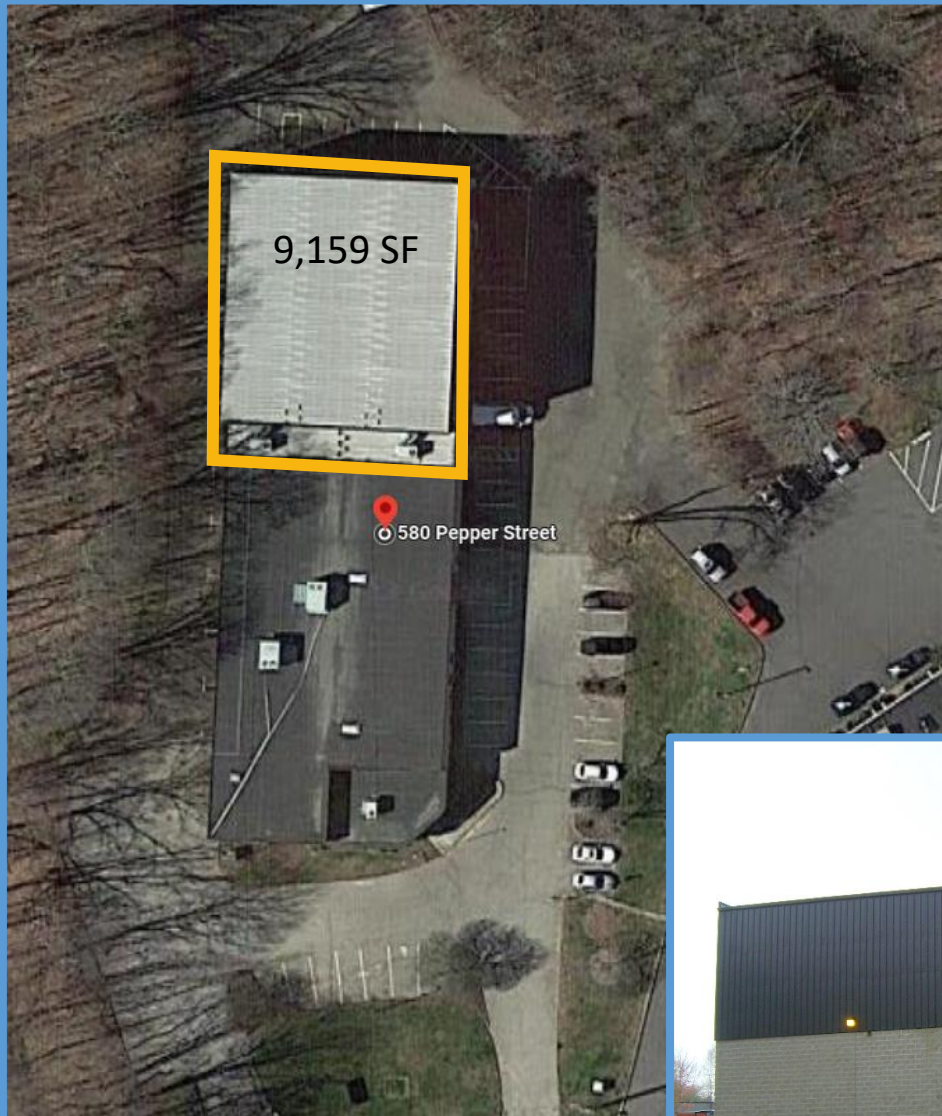
Gas: Yes natural gas heat

Water/ Sewer: City water, septic

Taxes: \$1.90 PSF

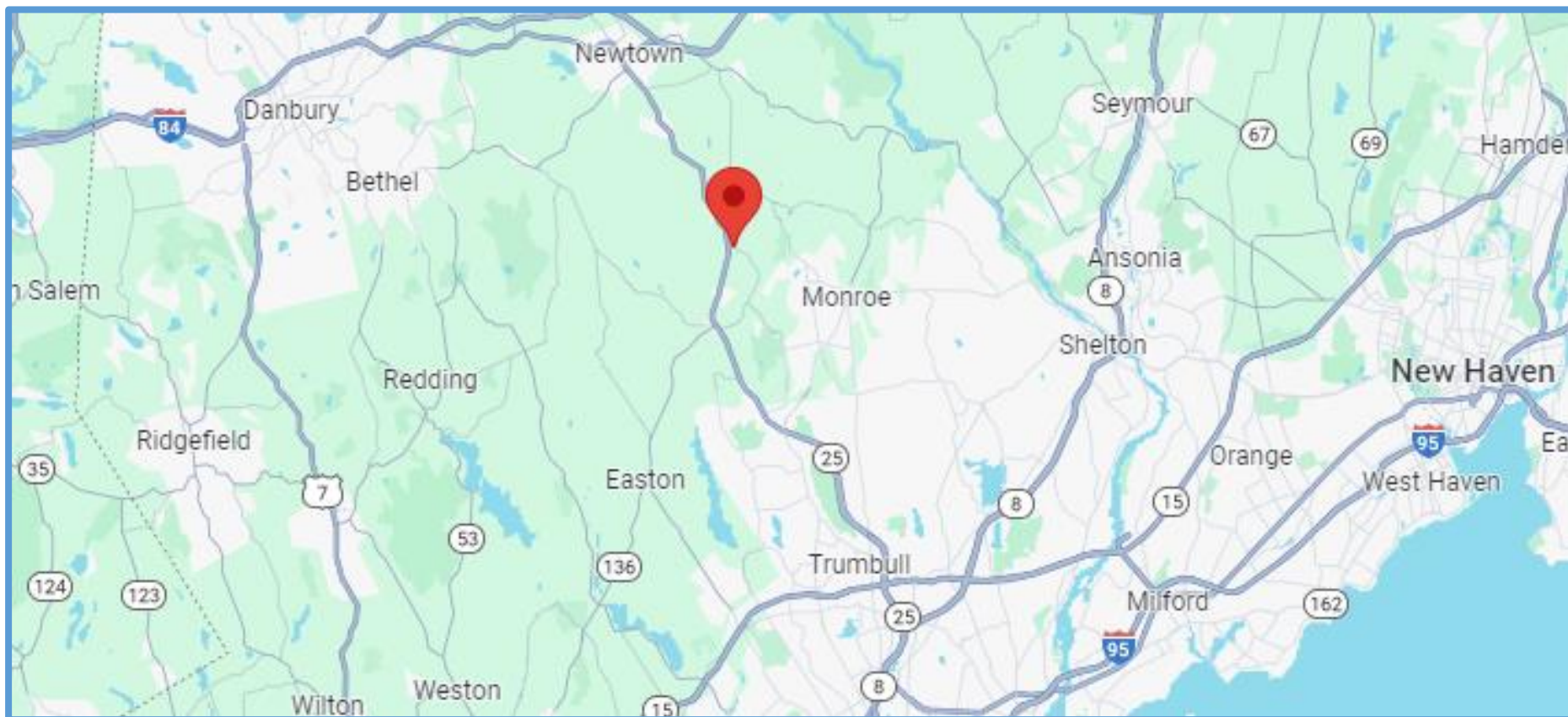
Lease Price: \$11.75 NNN

580 Pepper Street, Monroe, CT



Loading Dock

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

ACS, 2017–2021	Monroe	State
Current Population	18,927	3,605,330
Land Area <i>mi</i> ²	26	4,842
Population Density <i>people per mi</i> ²	726	745
Number of Households	6,274	1,397,324
Median Age	41	41
Median Household Income	\$127,995	\$83,572
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	1,571	
Local Government		94%
2 Retail Trade	1,158	
Food and Beverage Stores		27%
3 Manufacturing	823	
Computer and Electronic Product Mfg		34%
4 Other Services (except Public Admin)	805	
Private Households		32%
5 Accommodation and Food Services	748	
Food Services and Drinking Places		99%
Total Jobs, All Industries	7,182	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	206	168	171	204	241

Total Active Businesses 2,093

Key Employers

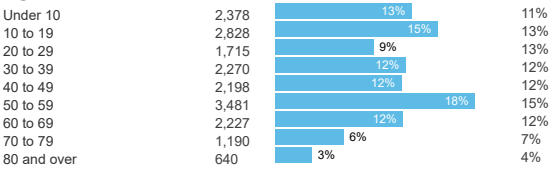
Data from Municipalities, 2023

- Victorinox Swiss Army
- Biomerics NLE, LLC
- Sippin Energy Products
- Church Hill Classics LTD
- Benedict's Home and Garden

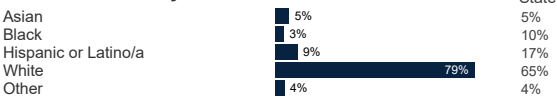
Demographics

ACS, 2017–2021

Age Distribution



Race and Ethnicity

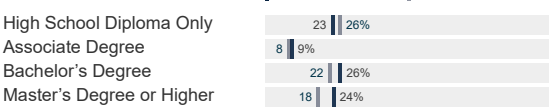


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



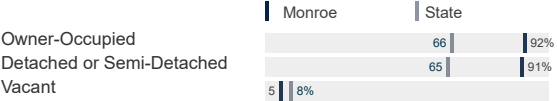
Educational Attainment



Housing

ACS, 2017–2021

	Monroe	State
Median Home Value	\$385,900	\$286,700
Median Rent	\$1,408	\$1,260
Housing Units	6,607	1,527,039



Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Monroe School District	PK-12	3,179	36	98%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Monroe School District	73%	82%
Statewide	48%	56%

Monroe, Connecticut

Labor Force

CT Department of Labor, 2022

	Monroe	State
Employed	9,775	1,851,993
Unemployed	410	80,470

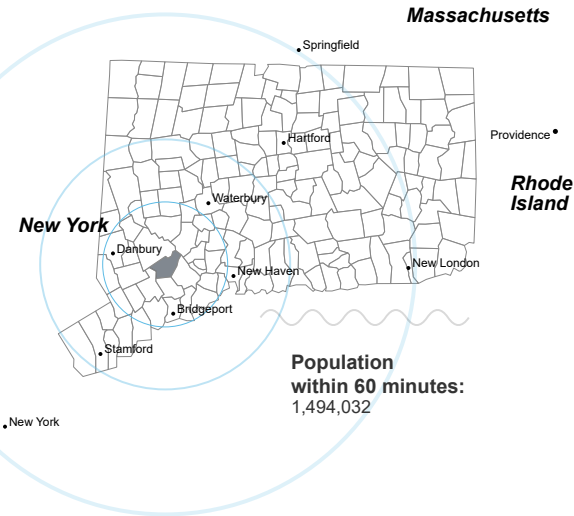
Unemployment Rate

Self-Employment Rate*

*ACS, 2017–2021



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



Access

ACS, 2017–2021

	Monroe	State
Mean Commute Time *	33 min	26 min
No Access to a Car	4	8%
No Internet Access	4	9%

Commute Mode

Public Transport	3	4%
Walking or Cycling	0	3%
Driving	82	85%
Working From Home *	10	11%

Public Transit

CT transit Service	-
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$98,907,792
Property Tax Revenue	\$79,305,702
per capita	\$4,216
per capita, as % of state avg.	131%
Intergovernmental Revenue	\$17,496,142
Revenue to Expenditure Ratio	1%

Municipal Expenditure

Total Expenditure	\$93,276,073
Educational	\$64,973,834
Other	\$28,302,239

Grand List

Equalized Net Grand List	\$3,176,321,139
per capita	\$169,277
per capita, as % of state avg.	104%
Commercial/Industrial Share of Net Grand List	0%
Actual Mill Rate	35.48
Equalized Mill Rate	24.91

Municipal Debt

Moody's Rating (2023)	Aa2
S&P Rating (2023)	AAA
Total Indebtedness	\$25,092,686
per capita	\$1,380
per capita, as % of state avg.	51%
as percent of expenditures	28%
Annual Debt Service	\$6,212,908
as % of expenditures	7%



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