

30 NUTMEG DRIVE
TRUMBULL, CT
06611



ANGEL 
COMMERCIAL, LLC

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Southport, CT 06890
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THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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Fully Air-Conditioned Warehouse / Flex Space Adjacent to Route 8 (Exit 7) for Lease at \$9/RSF NNN

Angel Commercial, LLC is pleased to present a **premier leasing opportunity** at **30 Nutmeg Drive, Trumbull, CT**, for lease at **\$9/RSF NNN**. This versatile **fully air conditioned 5,500 RSF** unit could be used as a **warehouse flex space or recreational space** (subject to zoning approval). The space is within a **86,894 SF commercial flex building**. Located within Trumbull Corporate Park on a **5.09-acre lot** with **abundant parking**.

STRATEGIC REGIONAL CONNECTIVITY

Positioned as a logistical nexus in Fairfield County, 30 Nutmeg Drive offers unparalleled access to the Northeast corridor. Strategically located just **1.5 miles from Route 8**, providing a direct 15-mile connection to the I-84 interchange in Waterbury.

KEY FEATURES & SPECIFICATIONS

- **Flexible Footprint:** 5,500 RSF of efficient, open-concept space with two private offices and a breakroom.
- **Loading Capabilities:** **Two dedicated loading docks each equipped with a leveler.**
- **High Clearance:** **10' 2" under the steel trusses.**
- **Zoning:** Located in the Light Industry 3-Acre (I-L3) Zone, accommodating a wide variety of business uses from light manufacturing to indoor sports facilities.
- **Infrastructure:** Fully equipped with city water/sewer, gas heat, and **central air conditioning.**

LOCATION & LIFESTYLE

Enjoy convenient access to a wide array of local amenities across Trumbull and nearby Bridgeport Avenue in Shelton.

With highway exposure and abundant on-site parking, this is the premier destination for businesses seeking a high-visibility, high-accessibility address.



PROPERTY DETAILS



THE SITE

Space Available:	5,500 RSF
Total Building Size:	86,894 RSF
Land:	5.09 Acres
Zoning:	Light Industry 3-Acre (I-L3)
Year Built:	1967
Construction:	Concrete / Stone Masonry
Stories:	One
Tenancy:	Multiple

FINANCIAL INFORMATION

Lease Rate:	\$9/RSF NNN
CAM Expenses:	\$3.15/RSF (2026)

FEATURES

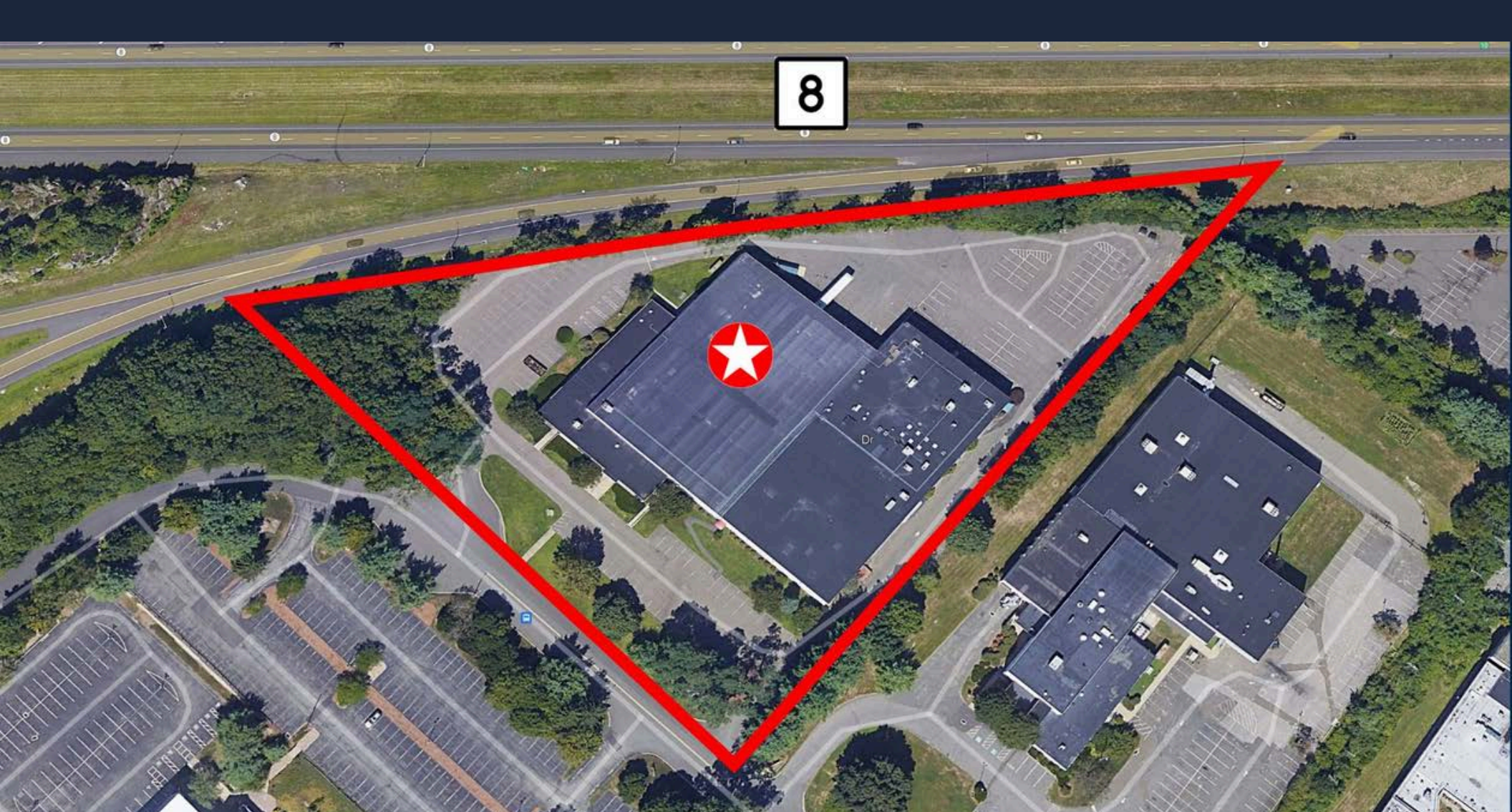
Parking:	Abundant
Ceiling Height:	10' 2" Under the Steel Trusses
Column Spacing:	19' 4" x 28' 10"
Loading:	Two Loading Docks Each with a Leveler
Amenities:	Street Signage, Shared Restroom

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas
Power:	TBD

LOCATION

Highway:	Route 8: 1.5 Miles Merritt Parkway: 2.3 Miles I-95: 8.3 Miles I-84: ~15 miles
Marina:	Bridgeport Harbor Marina: 12.6 Miles
Airport:	Sikorsky Memorial Airport: 16.7 Miles Tweed New Haven Airport: 21.8 Miles
Train Station:	Bridgeport Train Station: 8.3 Miles



OPERATIONAL SITE SPECIFICATIONS



86,894 SF One-Story Industrial/Flex Building



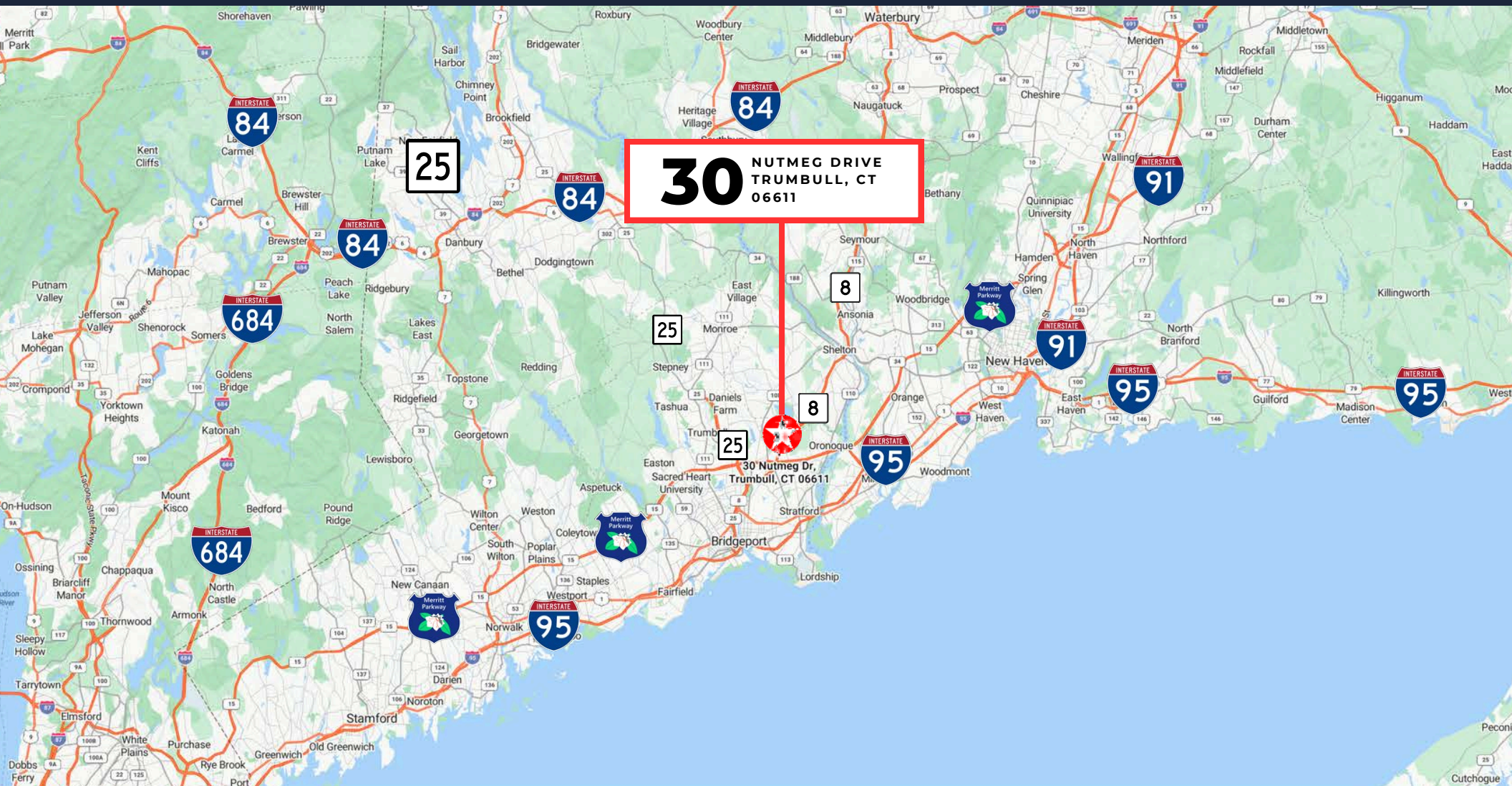
Prominent Street Signage



Abundant Parking on 5.09 Acres



Two Loading Docks Each with a Leveler



A GATEWAY TO THE NORTHEAST CORRIDOR



1.3 Miles
to Route 8



2.3 Miles
to the Merritt Parkway



8.3 Miles
to I-95



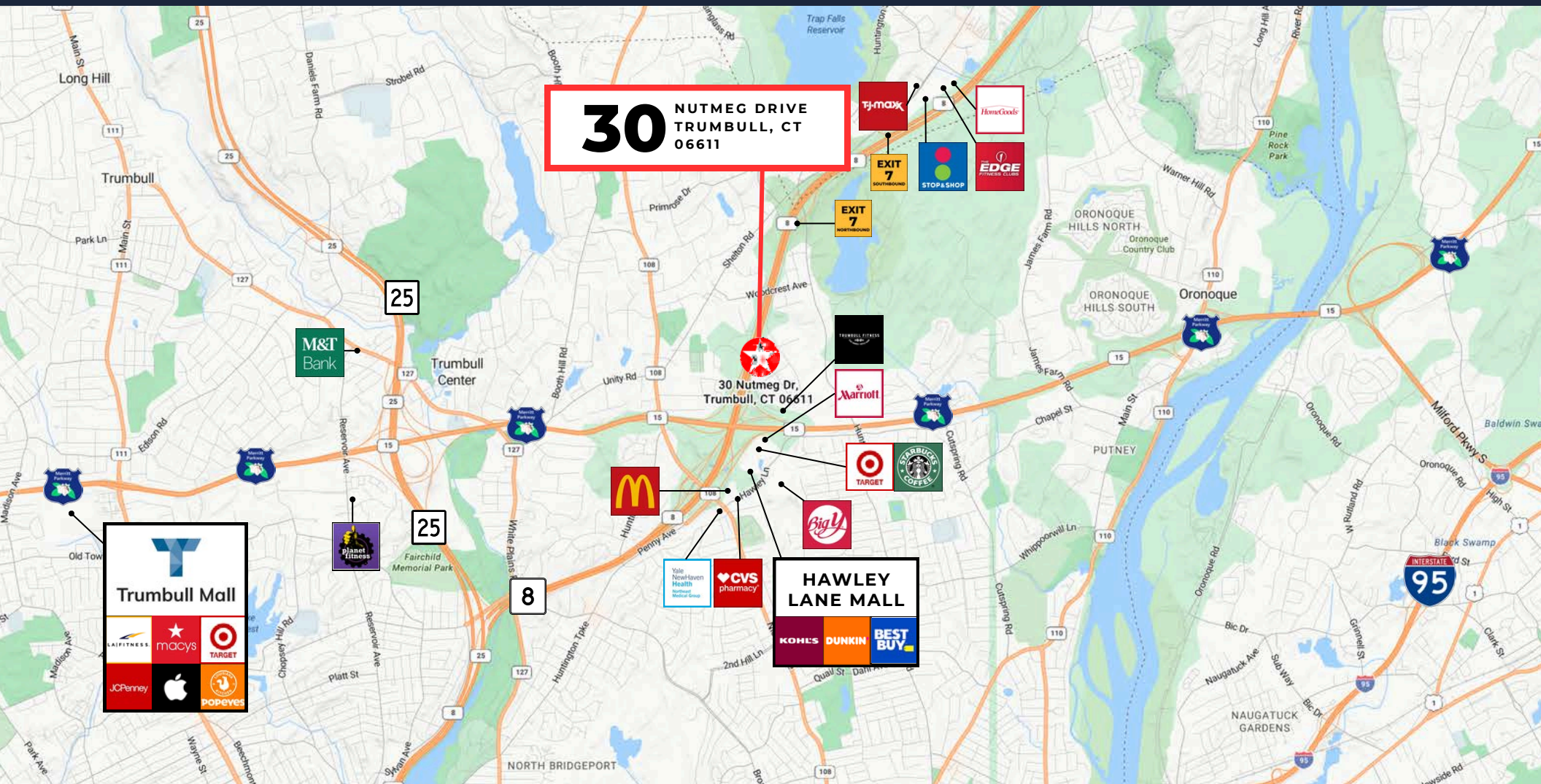
~20 miles
to I-91



~15 miles
to I-84



~40 miles
to I-684



LOCAL AMENITIES & ESSENTIALS



Morning Fuel:
Dunkin' & Starbucks



Retail Therapy:
Target, Kohl's & Best Buy



Daily Errands:
Big Y, CVS & M&T Bank



Fitness & Recreation:
Planet Fitness, Trumbull
Fitness & D-BAT

FLOOR PLAN

5,500 RSF

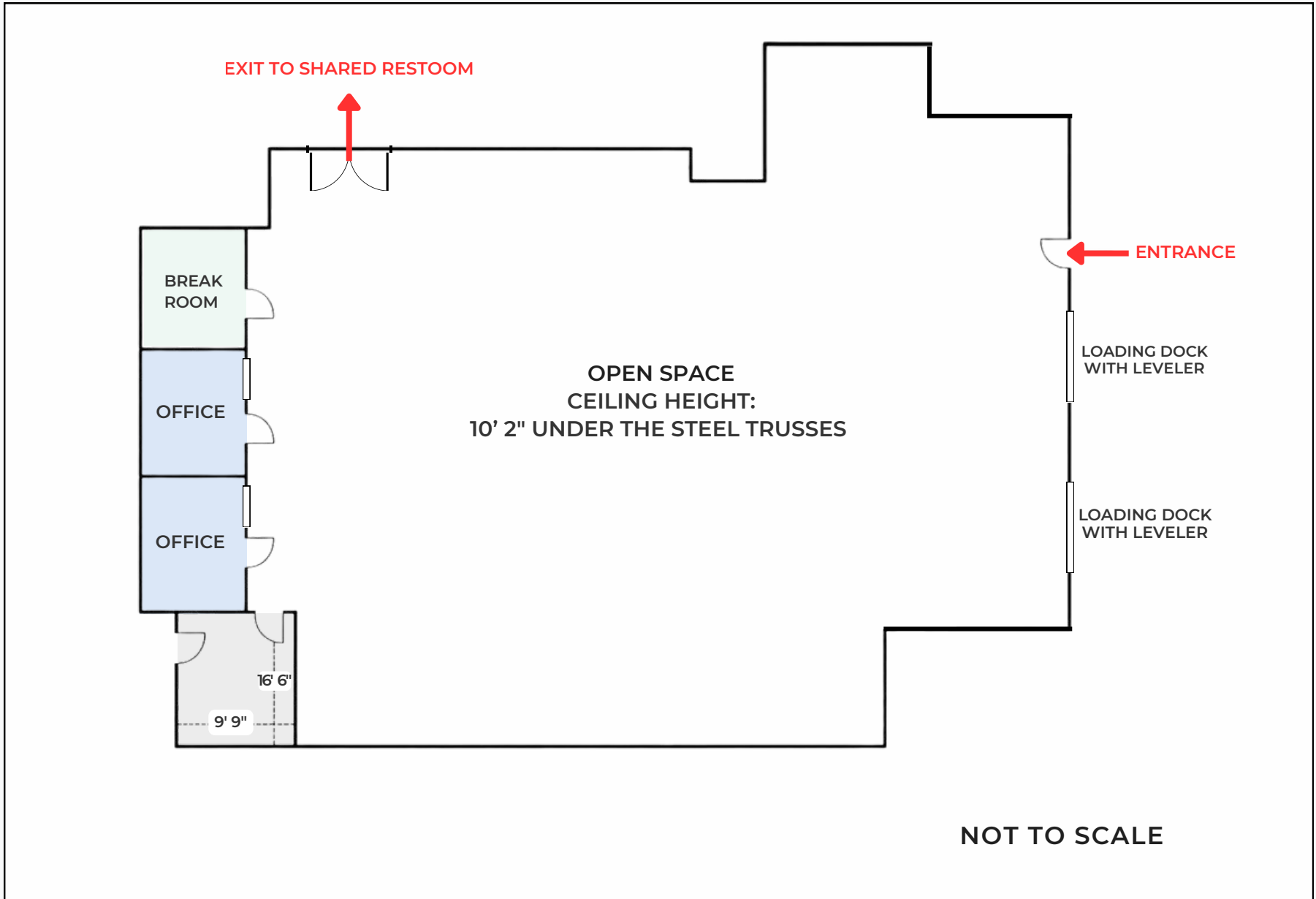
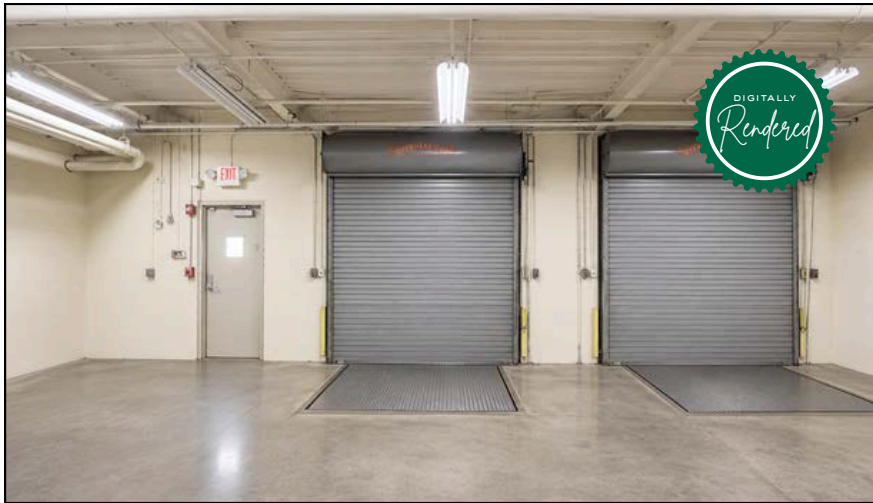


PHOTO GALLERY



LOADING AREA (DIGITALLY RENDERED)



TWO LOADING DOCKS EACH WITH A LEVELER



CEILING HEIGHT: 10' 2" UNDER THE STEEL TRUSSES




DEMOGRAPHIC EXECUTIVE SUMMARY





Positioned within a **key industrial corridor** in Trumbull, **30 Nutmeg Drive** is supported by an exceptional local demographic profile. The immediate 1-mile radius features a highly affluent population with an **Average Household Income of \$198,813**. With a **daytime population of 6,504**, the area provides a robust environment for industrial and commercial operations, benefitting from a significant daily influx of workers and professionals.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	4,276	67,409	241,733
Daytime Population	6,504	68,783	230,436
Total Households	1,564	25,745	91,633
Average Household Income	\$198,813	\$145,491	\$122,876
Median Household Income	\$165,471	\$114,609	\$88,921

EDUCATION & WORKFORCE

-  **Educational Attainment:** 53% of residents hold a **Bachelor's, Graduate, or Professional degree**, reflecting a highly sophisticated local workforce capable of supporting management, R&D, and specialized industrial sectors.
-  **Professional Workforce:** The area features a **76% White-Collar** employment rate, providing a deep talent pool of administrative and executive professionals alongside a skilled labor force.
-  **Labor Market Strength:** The local unemployment rate is an incredibly low **2.7%**, significantly outperforming regional and national averages, indicating a highly stable and engaged economic environment.

HOUSING CHARACTERISTICS

-  **Exceptional Home Ownership:** 93.3% of housing units in the immediate 1-mile radius are **owner-occupied**. This represents a remarkably stable residential base with high property pride and long-term community investment.
-  **Household Composition:** The area is characterized by established families and larger households, with **44% of residents living in 4-person households**, highlighting a demographic of mid-to-senior level professionals with significant local roots.

Source: ESRI Business Analyst
(Key Metrics Based on 1-Mile Radius)

TRUMBULL, CONNECTICUT



STRATEGIC LOCATION & ACCESSIBILITY

Located in Fairfield County, Trumbull offers direct access to Route 8, Route 15 (Merritt Parkway), and Route 25, ensuring seamless transportation for logistics and workforce commuting. Just 60 miles from New York City, it provides easy access to major airports and the Port of Bridgeport for global connectivity.

ECONOMIC GROWTH & BUSINESS ADVANTAGES

Trumbull fosters a business-friendly climate with diverse industries, including manufacturing, logistics, healthcare, and technology. The town supports development with Professional Office Overlay Zones and industrial expansion incentives, making it ideal for flex and warehouse spaces.

DEMOGRAPHICS & WORKFORCE

- **Population:** 38,570 with a highly skilled labor force
- **Median Household Income:** \$169,000+
- **Workforce Pipeline:** Graduates from Fairfield University, Sacred Heart University, and University of Bridgeport
- **Key Employment Sectors:** Manufacturing, logistics, technology, and finance

RETAIL & COMMERCIAL ACTIVITY

- **Trumbull Mall:** Major retailers including Macy's, Target, and JCPenney
- **Trumbull Center & Hawley Lane:** Mixed-use office, retail, and dining spaces
- **Growing Industrial Market:** Demand for warehouse, distribution, and R&D spaces

RESIDENTIAL MARKET & QUALITY OF LIFE

- **Diverse Housing Options:** Single-family homes, townhouses, and apartments
- **Strong Real Estate Market:** High demand and property value appreciation
- **Easy Commuting Access:** To Bridgeport, Stamford, and New York City

CULTURAL & RECREATIONAL ACTIVITIES

- **Theaters & Entertainment:** AMC Marquis 16 and Trumbull Community Theatre
- **Parks & Outdoor Recreation:** Pequonnock River Trail, Indian Ledge Park, Twin Brooks Park
- **Sports & Leisure:** Tashua Knolls Golf Course, tennis courts, and BMX track

EDUCATION & WORKFORCE DEVELOPMENT

- **Top-Ranked Schools:** Among the best in Connecticut
- **Higher Education:** Access to Fairfield University, Sacred Heart University, and University of Bridgeport
- **Workforce Training:** Local programs for manufacturing, logistics, and tech industries

NEXT STEPS

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VIEW ZONING
REGULATIONS



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