

Hi-Bay Warehouse for Lease

205 Spring Hill Road, Monroe, CT



Conceptual drawing.

Many options are open
for consideration.

Building to be Built, Ready for
Occupancy 2nd Qtr. 2025



To arrange a tour contact:

Bruce Wettstein, SIOR

203-226-7101 Ext 2

bruce@vidalwettstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettstein.com

205 Spring Hill Road, Monroe, CT

Building to be Built, Ready for Occupancy 2nd Qtr. 2025

PROPERTY DETAILS

Building Area: 30,400± SF – offices tbd

Land Area: 3.13 acres in Monroe

Zoning: IL

Parking: 25±

Sprinklered: wet system

Loading: 2 Loading docks with levelers and multiple drive in doors size tbd

Clear height: 28' clear

Gas: Nature gas

City water and septic

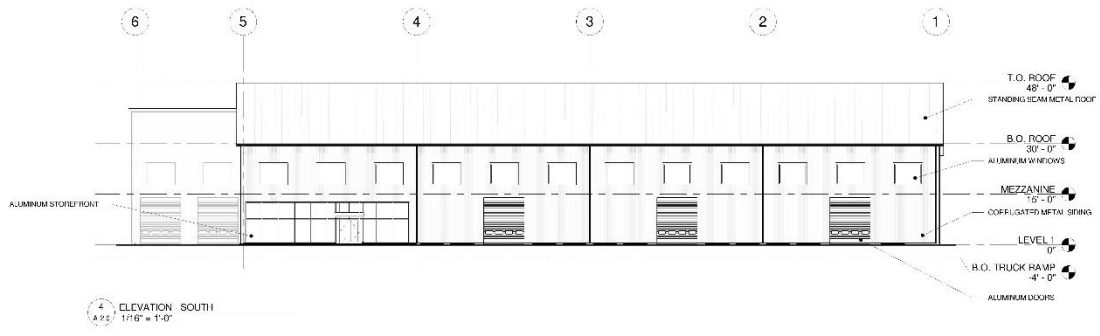
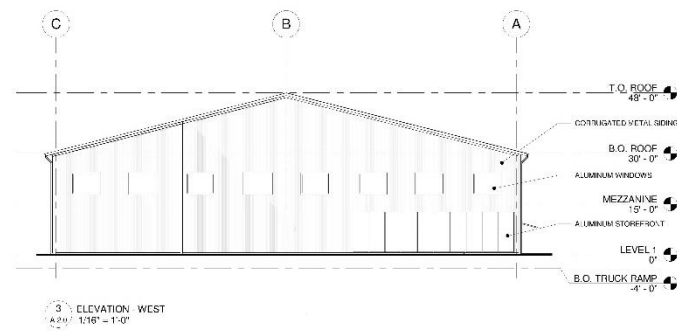
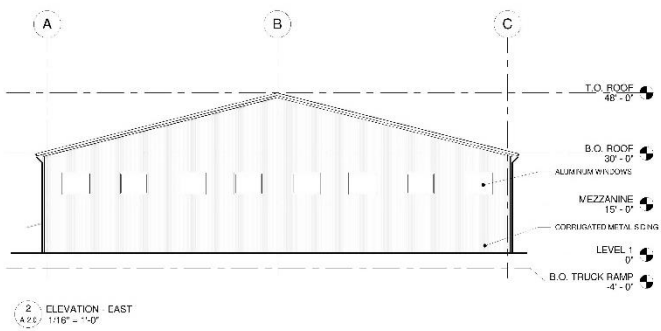
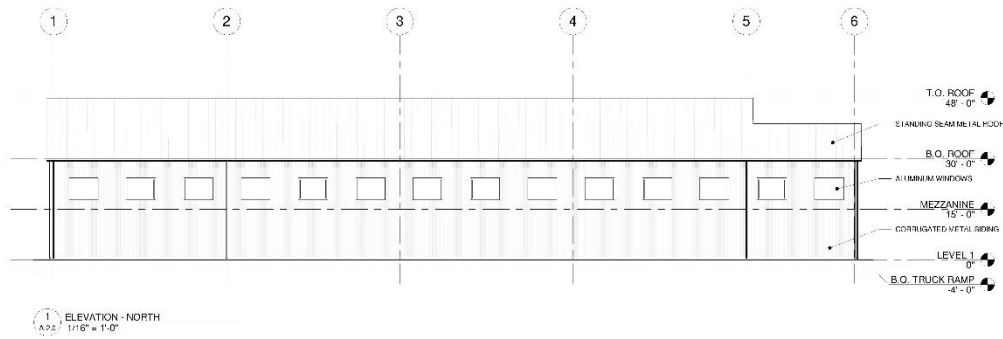
Taxes: tbd

Lease Price: \$12.50 NNN



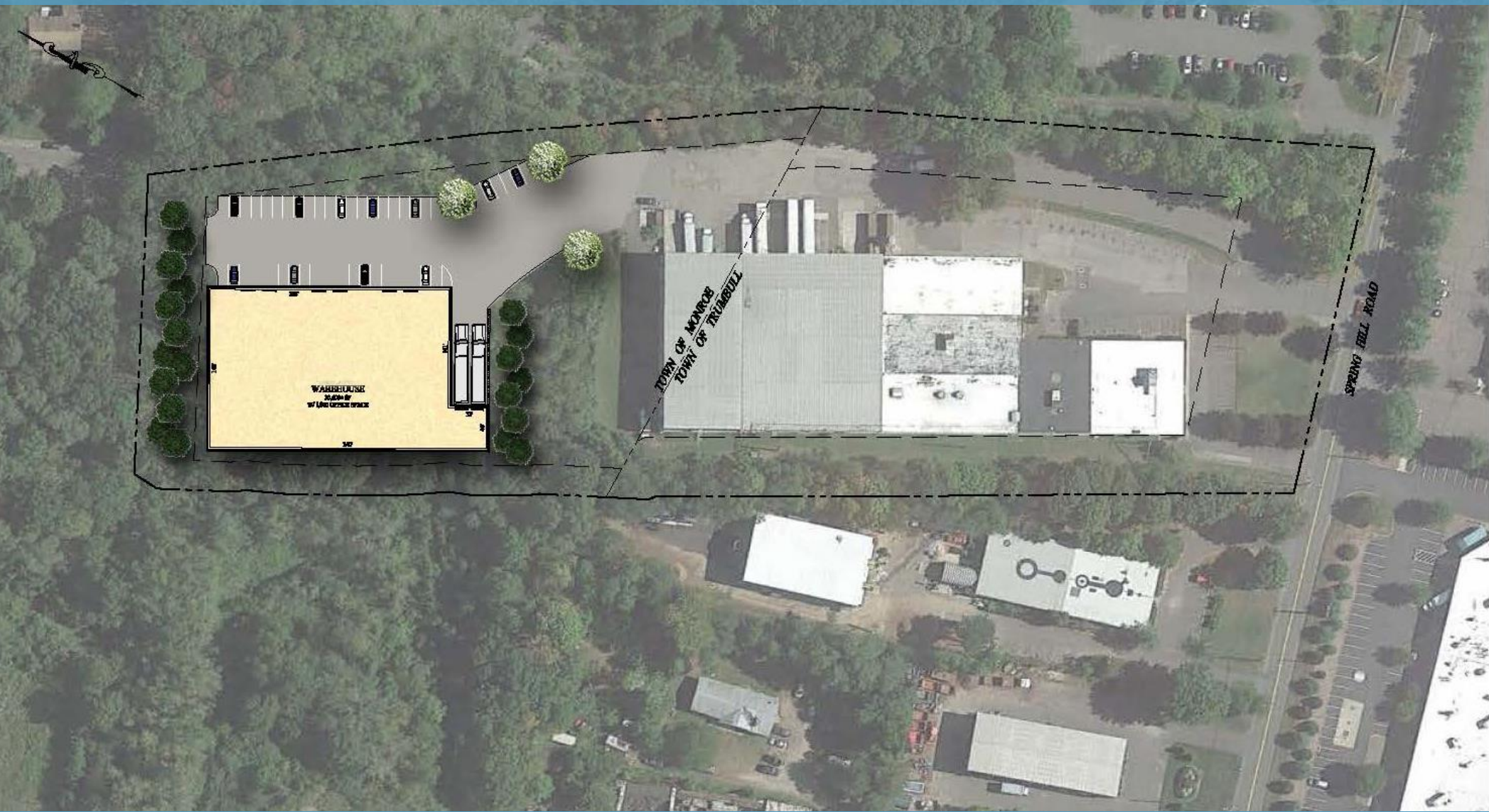
Location: 1 mile to Rt 25 connector and I-95. the property is in Monroe but you have to go down a driveway in Trumbull to access it

205 Spring Hill Road, Monroe, CT



Hi-Bay Warehouse for Lease

205 Spring Hill Road, Monroe, CT



SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC

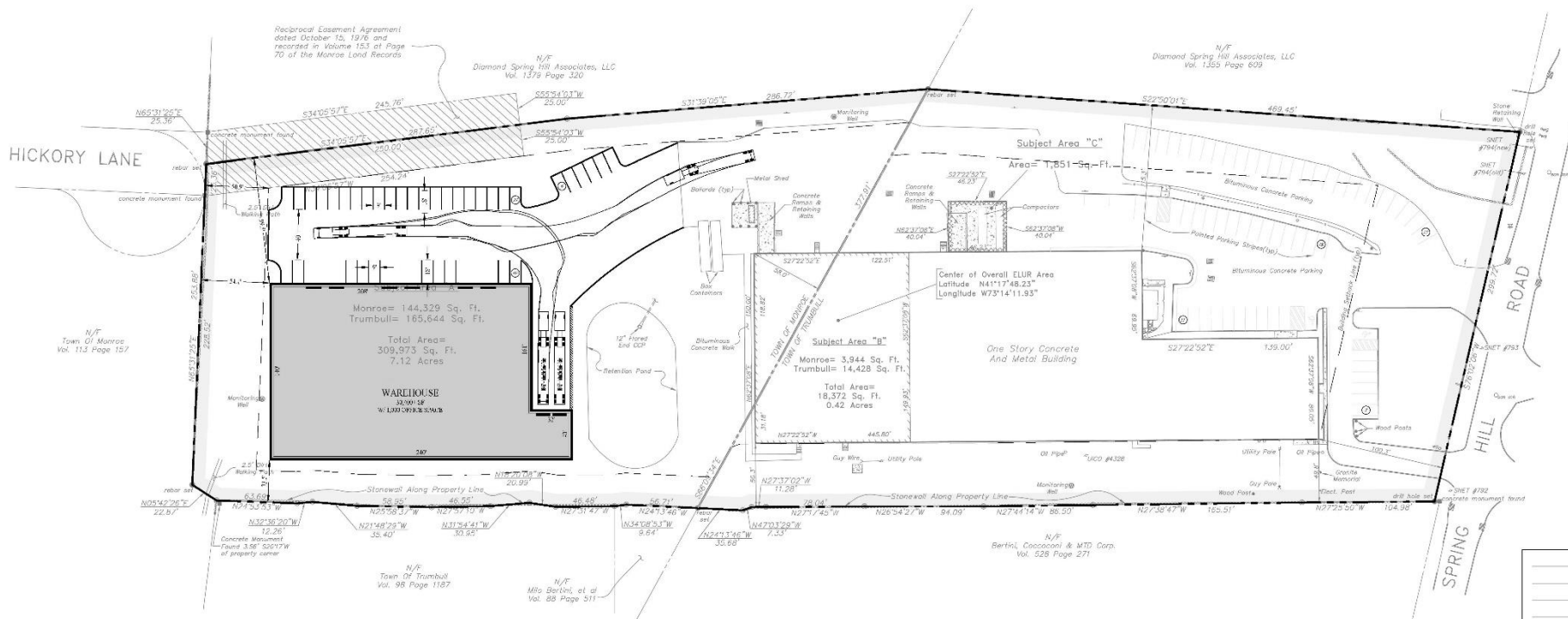


719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

Hi-Bay Warehouse for Lease

205 Spring Hill Road, Monroe, CT



GENERAL NOTES

1. EXISTING BOUNDARY INFORMATION BASED FROM A PLAT TITLED "SUBDIVISION OF MONROE TOWN AND UNINCORPORATED AREAS" OF MONROE, CONNECTICUT, BEING THE MAP OF MONROE HILL LOCAL FROM ALL CONVEYANCES, RECORDED IN PUBLIC RECORDS OF THE TOWN OF MONROE, CONNECTICUT, VOLUME 183, PAGE 70, DATED 10/15/76.
2. THIS SITE PLAN IS A DEVELOPMENT OF A UTILITY AREA OF MONROE TOWN, WHICH AREAS ARE IN THE INDUSTRIAL ZONE (I-2) IN THE TOWN OF MONROE, CONNECTICUT AND ARE LOCATED IN THE INDUSTRIAL ZONE (I-2) IN THE TOWN OF TRUMBULL, CONNECTICUT COMMERCIAL ZONING DISTRICT (C-1) IN THE TOWN OF TRUMBULL, CONNECTICUT.
3. THIS PLAN WAS CHECKED WITHOUT REFERENCE TO THE RECORDS OF THE TOWN OF MONROE, CONNECTICUT AND THE RECORDS OF THE TOWN OF TRUMBULL, CONNECTICUT FOR THE PURPOSE OF IDENTIFYING ANY DISCREPANCIES AND THE TOWN OF MONROE, CONNECTICUT RECORDS ARE THE AUTHORITY FOR THIS PLAN.
4. THE LOCATION OF UTILITIES BY OTHERS IS NOT SHOWN ON THIS PLAN. A UTILITY CHECK ASSESSMENT BY A CERTIFIED ENGINEER SHOULD BE RECOMMENDED.

PARKING SUMMARY

PROPOSED DEVELOPMENT	ENT	TOWN REQ	PROV'D	DEFICIT
EXISTING WAREHOUSE	35' CLEARANCE OVERHANGS 40' OF CLEARANCE OVER 40' OF CLEARANCE OVERHANGS	100 FT. CLEARANCE OVERHANGS 100 FT. CLEARANCE OVERHANGS	63	63
PROPOSED INDUSTRIAL BUILDING	40' OF CLEARANCE OVERHANGS 40' OF CLEARANCE OVERHANGS	100 FT. CLEARANCE OVERHANGS 100 FT. CLEARANCE OVERHANGS	35	32

ZONING COMPLIANCE TABLE - MONROE

ZONE	INDUSTRIAL DISTRICT I-2	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MINIMUM HEIGHT	MAXIMUM HEIGHT	MAXIMUM BUILDING COVERAGE	MAXIMUM TOTAL LOT COVERAGE
MINIMUM FRONT YARD	100 FT	10 FT	10 FT	10 FT	25 FT	35 FT	25%	25%
MINIMUM SIDE YARD	10 FT	10 FT	10 FT	10 FT	25 FT	35 FT	25%	25%
MINIMUM REAR YARD	10 FT	10 FT	10 FT	10 FT	25 FT	35 FT	25%	25%
MINIMUM HEIGHT	25 FT	10 FT	10 FT	10 FT	25 FT	35 FT	25%	25%
MAXIMUM HEIGHT	35 FT	10 FT	10 FT	10 FT	25 FT	35 FT	25%	25%
MAXIMUM BUILDING COVERAGE	25%	25%	25%	25%	25%	25%	25%	25%
MAXIMUM TOTAL LOT COVERAGE	25%	25%	25%	25%	25%	25%	25%	25%

ZONING COMPLIANCE TABLE - TRUMBULL

ZONE	INDUSTRIAL DISTRICT I-2	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MINIMUM HEIGHT	MAXIMUM HEIGHT	MAXIMUM BUILDING COVERAGE	MAXIMUM TOTAL LOT COVERAGE
MINIMUM FRONT YARD	100 FT	10 FT	10 FT	10 FT	25 FT	35 FT	25%	25%
MINIMUM SIDE YARD	10 FT	10 FT	10 FT	10 FT	25 FT	35 FT	25%	25%
MINIMUM REAR YARD	10 FT	10 FT	10 FT	10 FT	25 FT	35 FT	25%	25%
MINIMUM HEIGHT	25 FT	10 FT	10 FT	10 FT	25 FT	35 FT	25%	25%
MAXIMUM HEIGHT	35 FT	10 FT	10 FT	10 FT	25 FT	35 FT	25%	25%
MAXIMUM BUILDING COVERAGE	25%	25%	25%	25%	25%	25%	25%	25%
MAXIMUM TOTAL LOT COVERAGE	25%	25%	25%	25%	25%	25%	25%	25%

Scale: 1" = 40'

Graphic Scale: 0 40 80 120

SOLLI ENGINEERING
 311 Main Street, Westport, CT 06880
 311 Main Street, Westport, Conn. 06880
 T: 860.728.1000 F: 860.728.1000

Drawn By: ASM
 Checked By: LAM
 Appraised By: ELS
 Project #: 21100581
 Plan Date: 05/11/21
 Scale: 1" = 40'
 Kevin Solli, P.E.
 CT 02759

PROPOSED DEVELOPMENT

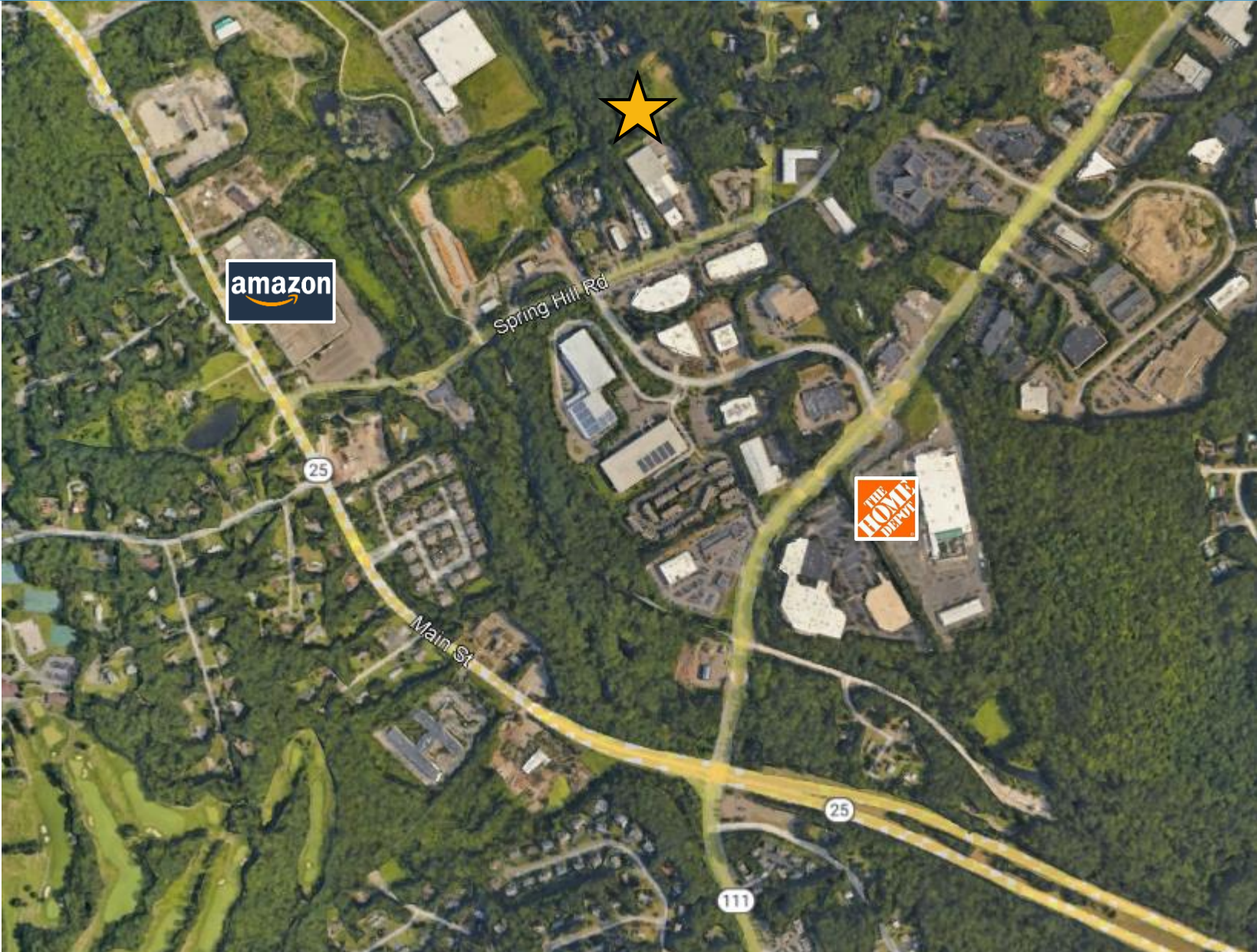
SIOR Individual Members
 Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
 www.vidalwettenstein.com

205 Spring Hill Road, Monroe, CT



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 <i>Local Government</i>	1,571	94%
2 Retail Trade <i>Food and Beverage Stores</i>	1,158	27%
3 Manufacturing <i>Computer and Electronic Product Mfg</i>	823	34%
4 Other Services (except Public Admin) <i>Private Households</i>	805	32%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	748	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

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	3,398	83	99%
Statewide	-	513,513	19,014	89%

Demographics

ACS, 2017–2021

Age Distribution

Age Group	Monroe	State
Under 10	2,378 (13%)	11%
10 to 19	2,828 (15%)	13%
20 to 29	1,715 (9%)	13%
30 to 39	2,270 (12%)	12%
40 to 49	2,198 (12%)	12%
50 to 59	3,481 (18%)	15%
60 to 69	2,227 (12%)	12%
70 to 79	1,190 (6%)	7%
80 and over	640 (3%)	4%

Race and Ethnicity

Race/Ethnicity	Monroe	State
Asian	5%	5%
Black	3%	10%
Hispanic or Latino/a	9%	17%
White	79%	65%
Other	4%	4%

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

Language	Monroe	State
English	6 (12%)	78 (80%)
Spanish		

Educational Attainment

Education Level	Monroe	State
High School Diploma Only	23 (26%)	
Associate Degree	8 (9%)	
Bachelor's Degree	22 (26%)	
Master's Degree or Higher	18 (24%)	

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

Housing Type	Monroe	State
Owner-Occupied		66 (92%)
Detached or Semi-Detached		65 (91%)
Vacant	5 (8%)	

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	3,398	83	99%
Statewide	-	513,513	19,014	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Monroe School District	60%	76%
Statewide	42%	48%

Monroe, Connecticut

Labor Force

CT Department of Labor, 2022

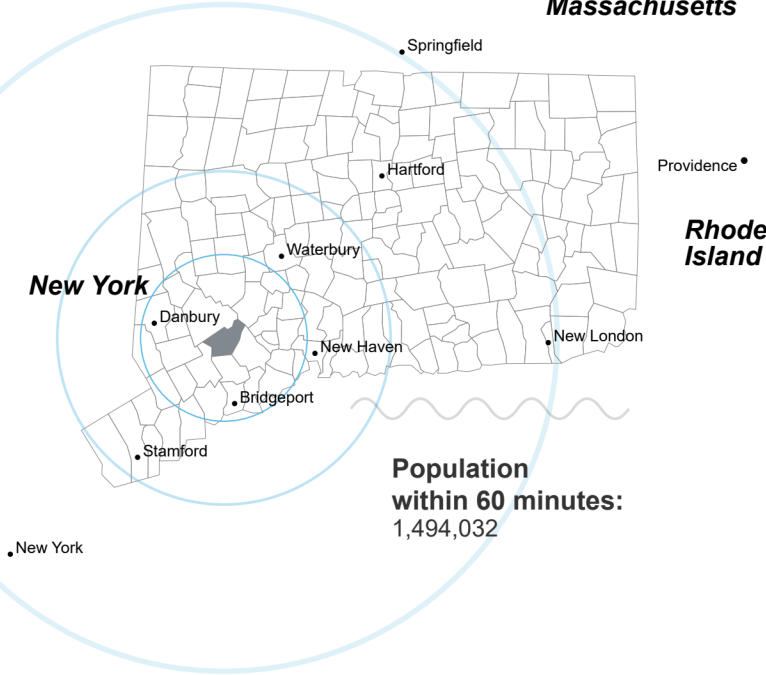
	Monroe	State
Employed	9,775	1,851,993
Unemployed	410	80,470

	4	4%
Unemployment Rate	4	4%
Self-Employment Rate*	10	11%

*ACS, 2017–2021

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

Massachusetts



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	106%

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	10%
Actual Mill Rate	35.48
Equalized Mill Rate	24.91

Municipal Debt

Moody's Rating (2023)	Aa2
S&P Rating (2023)	AAA
Total Indebtedness	\$25,902,686
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%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties. advancect.org/site-selection/ct-sitefinder

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.

Trumbull, Connecticut

General

ACS, 2017–2021	Trumbull	State
Current Population	36,830	3,605,330
Land Area <i>mi</i> ²	23	4,842
Population Density <i>people per mi</i> ²	1,585	745
Number of Households	12,282	1,397,324
Median Age	42	41
Median Household Income	\$138,801	\$83,572
Poverty Rate	4%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Retail Trade <i>Motor Vehicle and Parts Dealers</i>	3,574	33%
2 Government <i>State Government</i>	2,295	32%
3 Construction <i>Construction of Buildings</i>	918	95%
4 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	766	44%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	754	100%
Total Jobs, All Industries	13,641	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	294	300	315	415	421

Total Active Businesses 3,837

Key Employers

Data from Municipalities, 2023

- Lockheed Marting/Helicopter Company
- Henkel Corporation
- Image First Healthcare Laundry
- Unilever
- Cooper Surgical

Schools

CT Department of Education, 2022-23

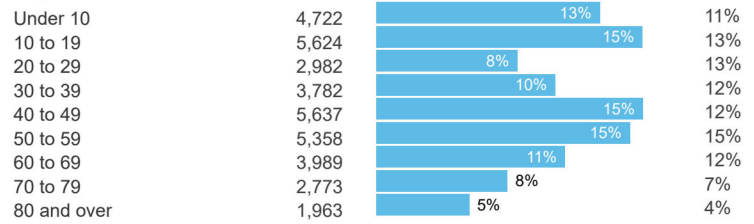
School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Trumbull School District	PK-12	6,920	235	95%
Statewide	-	513,513	19,014	89%

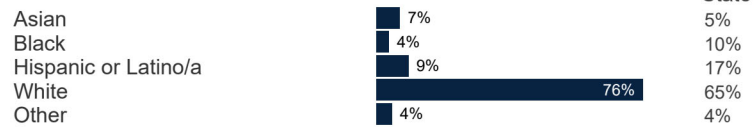
Demographics

ACS, 2017–2021

Age Distribution



Race and Ethnicity

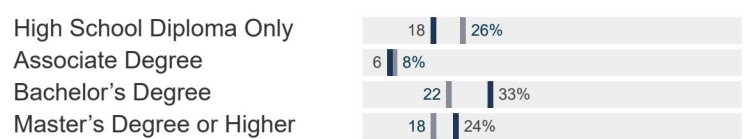


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



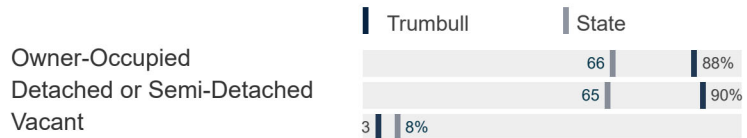
Educational Attainment



Housing

ACS, 2017–2021

	Trumbull	State
Median Home Value	\$417,600	\$286,700
Median Rent	\$2,063	\$1,260
Housing Units	12,715	1,527,039



Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Trumbull School District	68%	73%
Statewide	42%	48%

Trumbull, Connecticut

Labor Force

CT Department of Labor, 2022

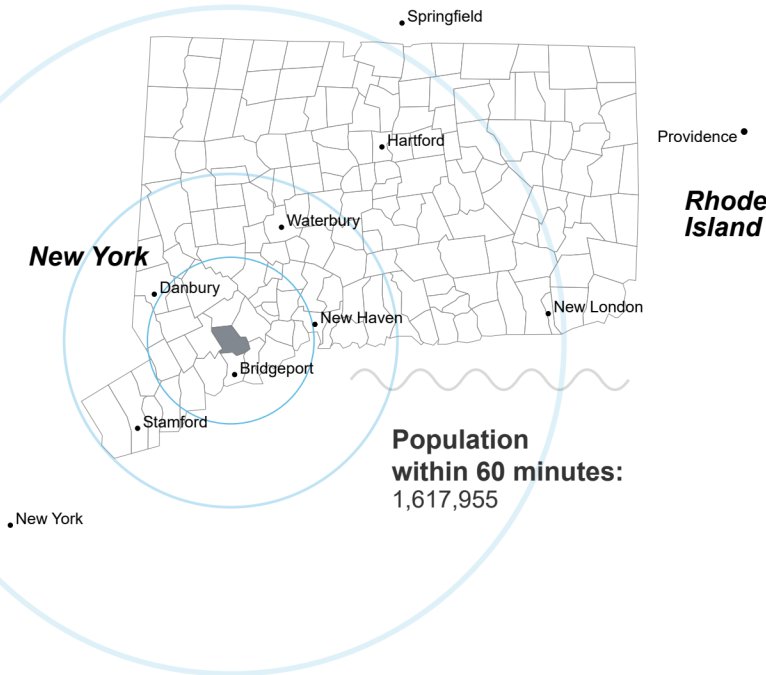
	Trumbull	State
Employed	17,311	1,851,993
Unemployed	693	80,470

	Trumbull	State
Unemployment Rate	4%	4%
Self-Employment Rate*	10%	11%

*ACS, 2017–2021

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

Massachusetts



Access

ACS, 2017–2021

	Trumbull	State
Mean Commute Time *	32 min	26 min
No Access to a Car	3%	8%
No Internet Access	6%	9%

Commute Mode

	Trumbull	State
Public Transport	4%	4%
Walking or Cycling	0%	3%
Driving	81%	82%
Working From Home *	10%	14%

Public Transit

CT transit Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
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	\$190,848,002
Property Tax Revenue	\$162,691,040
per capita	\$4,367
per capita, as % of state avg.	136%
Intergovernmental Revenue	\$21,912,714
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$188,683,955
Educational	\$124,982,957
Other	\$63,700,998

Grand List

Equalized Net Grand List	\$7,234,399,798
per capita	\$195,789
per capita, as % of state avg.	120%
Commercial/Industrial Share of Net Grand List	17%
Actual Mill Rate	34.74
Equalized Mill Rate	22.30

Municipal Debt

Moody's Rating (2023)	Aa2
S&P Rating (2023)	AA+
Total Indebtedness	\$108,319,028
per capita	\$2,932
per capita, as % of state avg.	108%
as percent of expenditures	57%
Annual Debt Service	\$12,441,974
as % of expenditures	7%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties. advancect.org/site-selection/ct-sitefinder

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.