

205 SPRING HILL ROAD, TRUMBULL, CT



AVAILABLE: INDUSTRIAL/WAREHOUSE/OFFICE UP TO 87,900 SF ON 7.12 ACRES

A TRUE EXCLUSIVE...
**CALL FOR THE
DETAILS!**

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 **TRUE**
COMMERCIAL REAL ESTATE LLC

PROPERTY DETAILS:**Existing Building Area:** 57,500± SF single story**Planned, to be Built:** 30,400± SF bldg.**Totaling: 87,900± SF****Land Area:** 7.12 acre

» 3.8 acres in Trumbull

» 3.3 acres in Monroe

Zoning:

» I-II-2 (Ind. Light 2, Trumbull)

» I-1 (Ind. District 1) Monroe

Parking: 80± expandable**Ceiling height:** 16'-24' clear**Column spacing:** 30' x 40' varies by section**Loading docks:** 8 dock w/ levelers, 1 drive-in door**DEMOGRAPHICS:**

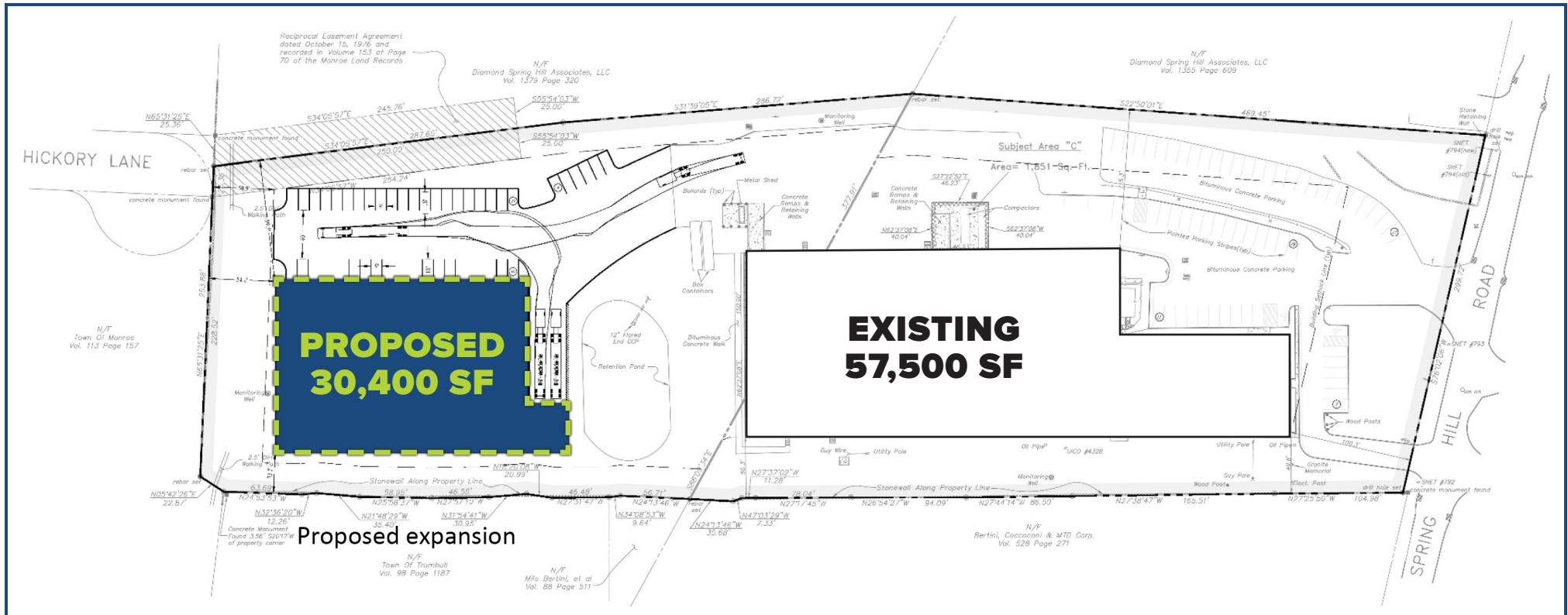
	1-Mile	3-Miles	5-Miles
Population	2,898	26,790	71,144
Number of Household	1,066	9,448	25,183
Avg. Household Income	\$271,691	\$218,179	\$206,347

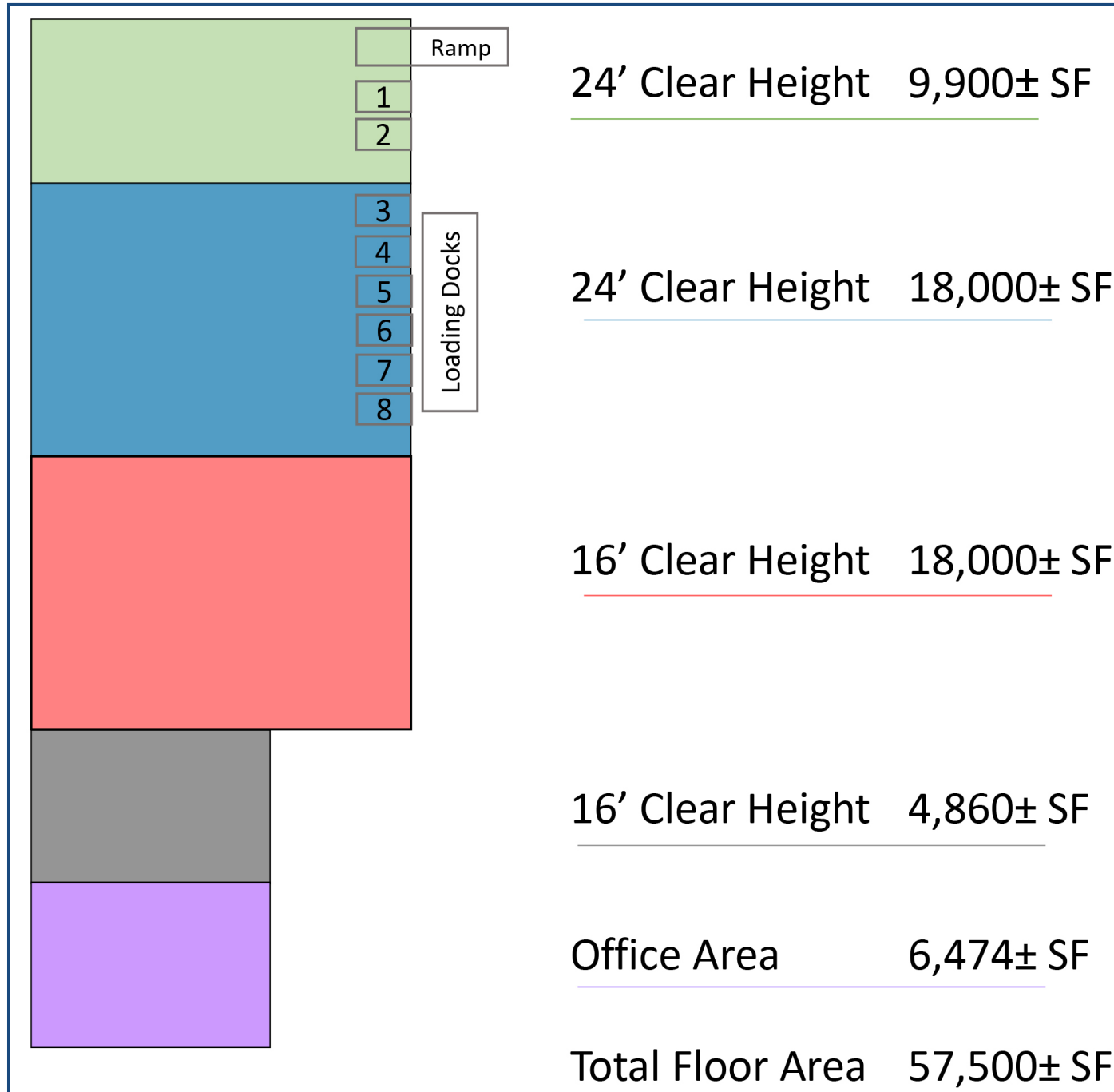
UTILITIES AND MECHANICS TAXES:**HVAC:** Single roof unit for office area**Power:** 2,000 amps, @ 480 volts, 3 phase**Electric:** United Illuminating**Gas:** Yes, Southern CT Gas**Water:** Aquarion**Sewer:** Municipal Town of Trumbull**Sprinklers:** No**Construction:** 11,300 sf was built in 1969, three subsequent additions with the last being done mid 1990's**Lease Price:** Call for Details**Sale Price:** Call for Details**Taxes:** \$162,982.54 are the total taxes for both the Trumbull property and adjoining Monroe property.

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SPRING HILL RD







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SITE

TRUMBULL
SELF STORAGE

SPRING HILL RD

amazon

Bright Horizons
Early Education & Preschool

SPRING HILL RD

insports
THE GRAPHIC FX SYSTEM

TCT
Tennis Club of Trumbull

PROPOSED
SPROUTS
FARMERS MARKET

TREFOIL RD

MONROE TURNPIKE

SPRING HILL RD

SKY ZONE
TRAMPOLINE PARK

THE HOME
DEPOT

MAIN ST

THE
EDGE
FITNESS CLUBS

ME
Massage Envy

afc
URGENT CARE
american family care

PRIME
ONE ELEVEN

MONROE TURNPIKE

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