

AVAILABLE FOR LEASE

40 Pershing Drive, Derby, CT

Industrial warehouse space located in the rear of the building



To arrange a tour contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



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.

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PROPERTY DETAILS

Building Area: 8,930± SF

Loading docks: 3 loading docks with levelers and weather seals

Zoning: B1

Parking: 10±

Occupancy: Available immediately

Clear Height: 20' clear

Column Spacing: Single row

A/C: Fully air conditioned

Heating: Natural gas

Electric: 200 Amps, 480 volt

Water/ Sewer: City

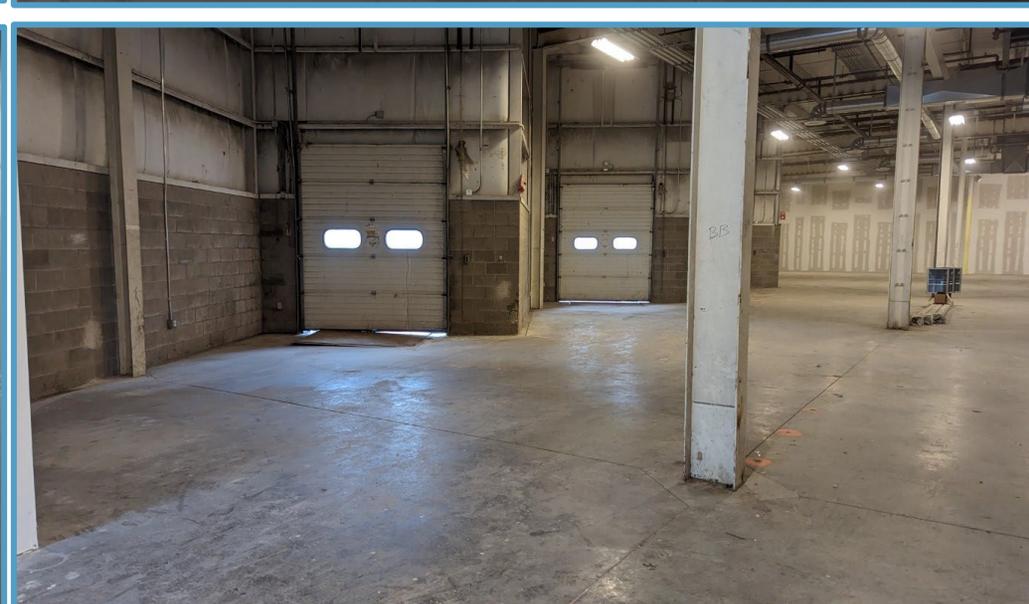
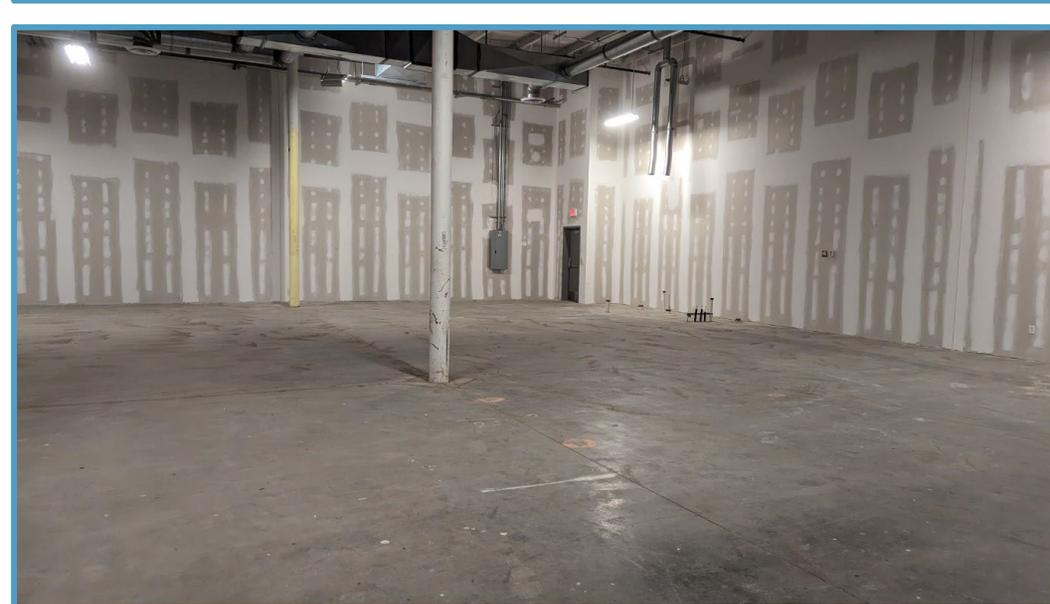
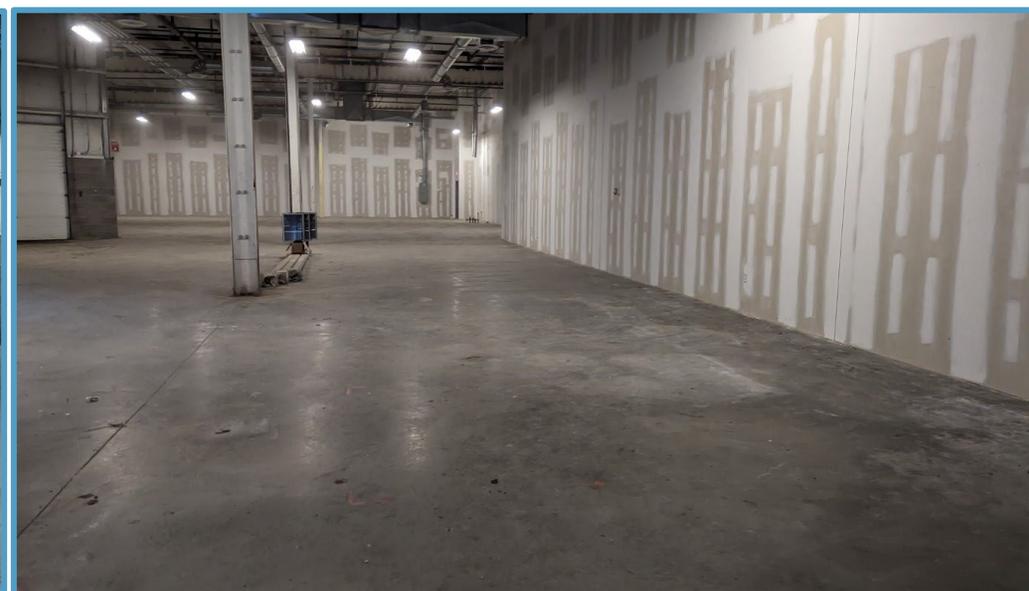
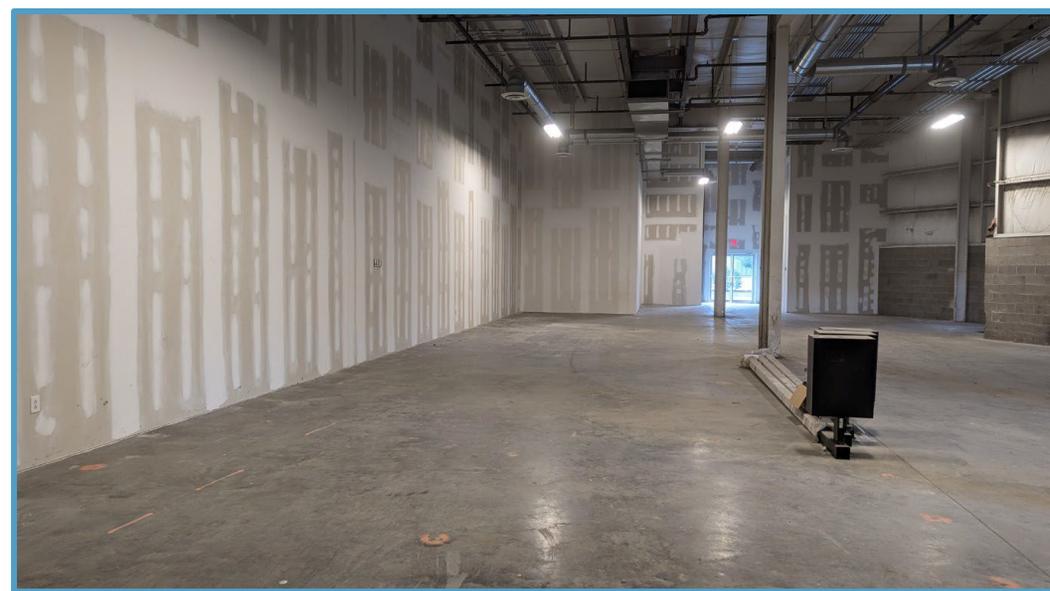
Lease Price: \$10.75 NNN



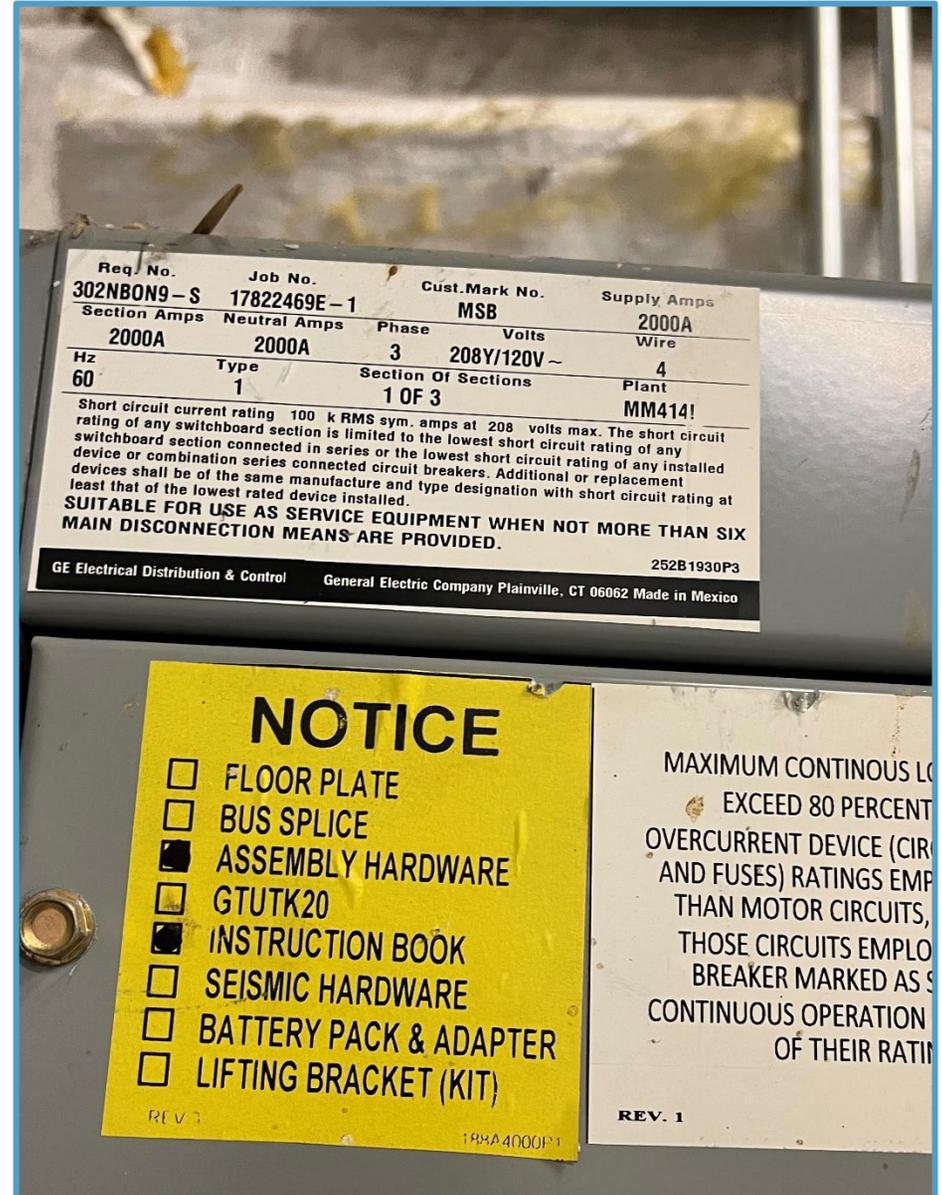
Location: Directly off exit 16 of Route 8

Traffic count approx. 20,000 cars per day

40 Pershing Drive, Derby, CT



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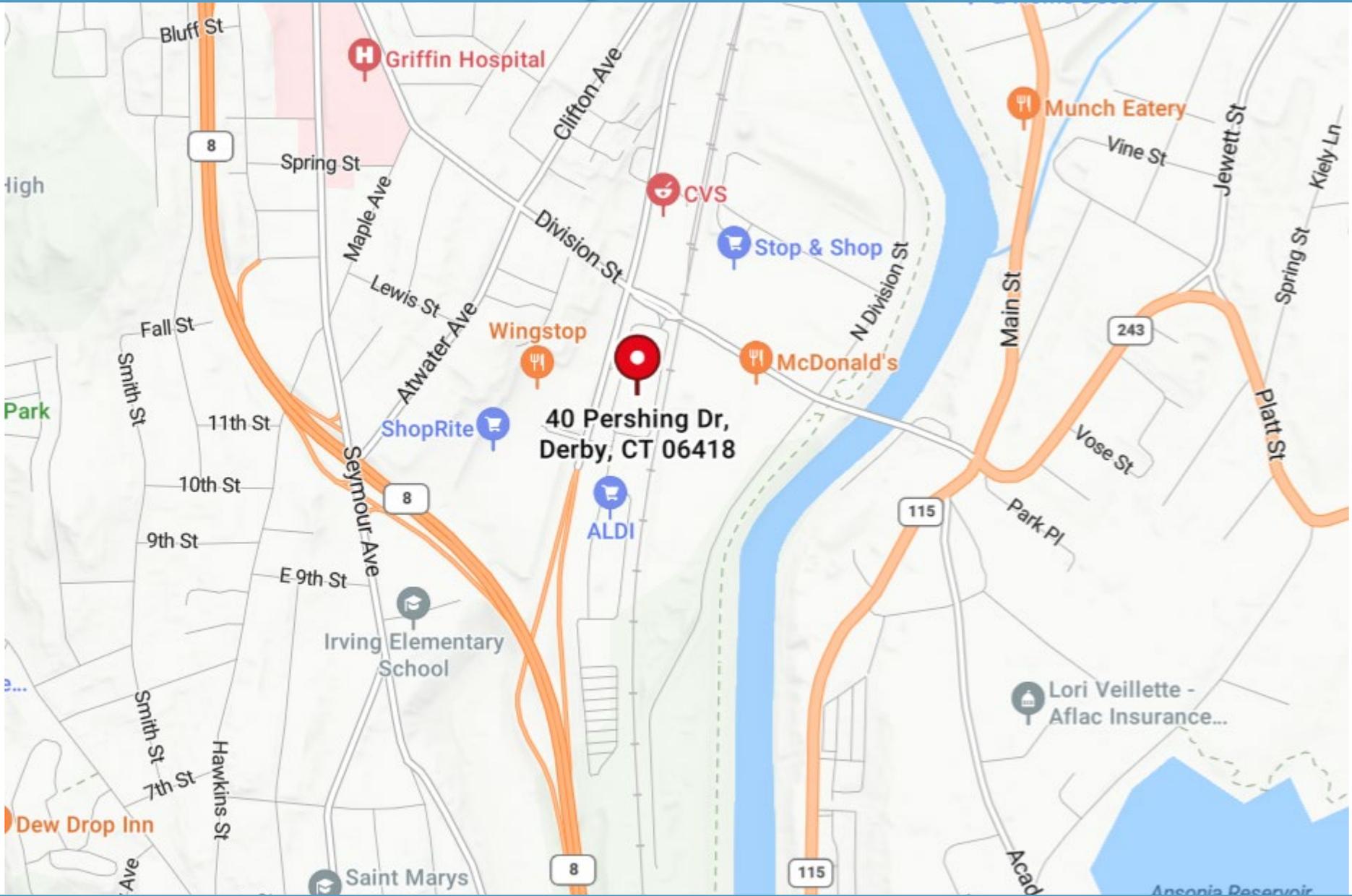
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Derby, Connecticut

General

	Derby	State
ACS, 2019–2023		
Current Population	12,359	3,598,348
Land Area <i>mi</i> ²	5	4,842
Population Density <i>people per mi</i> ²	2,442	743
Number of Households	5,775	1,420,170
Median Age	46	41
Median Household Income	\$76,263	\$93,760
Poverty Rate	9%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Hospitals</i>	1,395	63%
2 Retail Trade <i>Food and Beverage Stores</i>	1,051	25%
3 Accommodation and Food Services <i>Food Services and Drinking Places</i>	667	98%
4 Government <i>Local Government</i>	546	51%
6 Other Services (except Public Admin) <i>Repair and Maintenance</i>	385	65%
Total Jobs, All Industries	5,013	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	96	140	115	136	153

Total Active Businesses 885

Key Employers

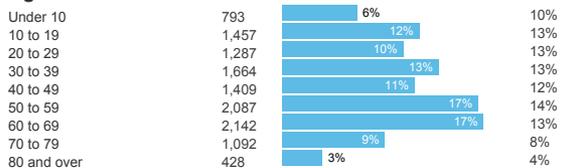
Data from Municipalities, 2025

- Griffin Hospital
- IDA International
- Birmingham Health Center
- Whalley Glass General
- Lowes Home Improvement

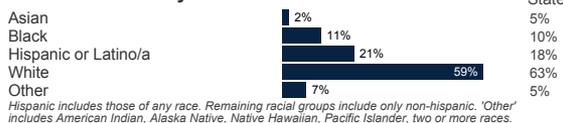
Demographics

ACS, 2019–2023

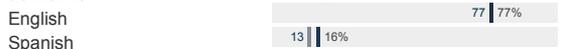
Age Distribution



Race and Ethnicity



Language Spoken at Home



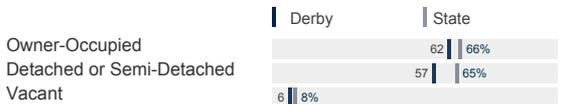
Educational Attainment



Housing

ACS, 2019–2023

	Derby	State
Median Home Value	\$242,300	\$343,200
Median Rent	\$1,453	\$1,431
Housing Units	6,127	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Derby School District	PK-12	1,311	63	76%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Derby School District	21%	32%
Statewide	44%	49%

Derby, Connecticut

Labor Force

CT Department of Labor, 2024

	Derby	State
Employed	6,335	1,842,285
Unemployed	322	67,181

Unemployment Rate

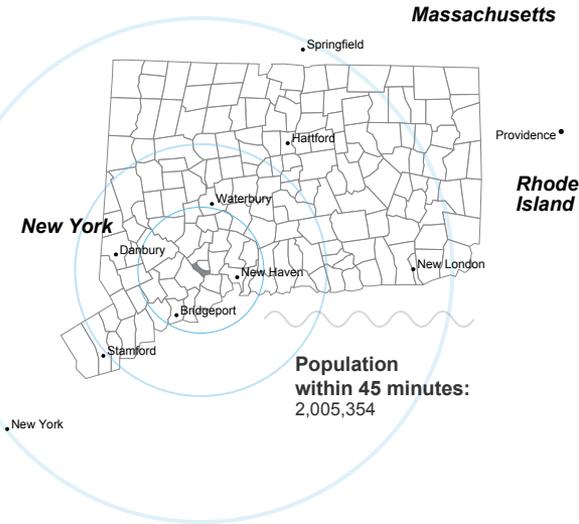


Self-Employment Rate*



*ACS, 2019–2023

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



Access

ACS, 2019–2023

	Derby	State
Mean Commute Time *	27 min	26 min
No Access to a Car	8 9%	
No Internet Access	7 9%	

Commute Mode

Public Transport	0 3%
Walking or Cycling	2 3%
Driving	78 82%
Working From Home *	14 15%

Public Transit

CT <i>transit</i> Service	New Haven metro
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$58,001,633
Property Tax Revenue	\$31,762,995
<i>per capita</i>	\$2,570
<i>per capita, as % of state avg.</i>	79%
Intergovernmental Revenue	\$20,007,605
Revenue to Expenditure Ratio	97%

Municipal Expenditure

Total Expenditure	\$59,938,223
Educational	\$29,583,898
Other	\$30,354,325

Grand List

Equalized Net Grand List	\$1,169,770,904
<i>per capita</i>	\$94,657
<i>per capita, as % of state avg.</i>	53%
Commercial/Industrial Share of Net Grand List	12%
Actual Mill Rate	38.60
Equalized Mill Rate	27.18

Municipal Debt

Moody's Rating (2024)	-
S&P Rating (2024)	AA-
Total Indebtedness	\$22,767,564
<i>per capita</i>	\$1,842
<i>per capita, as % of state avg.</i>	63%
<i>as percent of expenditures</i>	38%
Annual Debt Service	\$3,427,689
<i>as % of expenditures</i>	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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