

# INDUSTRIAL SPACE FOR LEASE

30 & 120 Moffitt Street, Stratford, CT



To arrange a tour contact:  
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## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://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.



# INDUSTRIAL SPACE FOR LEASE

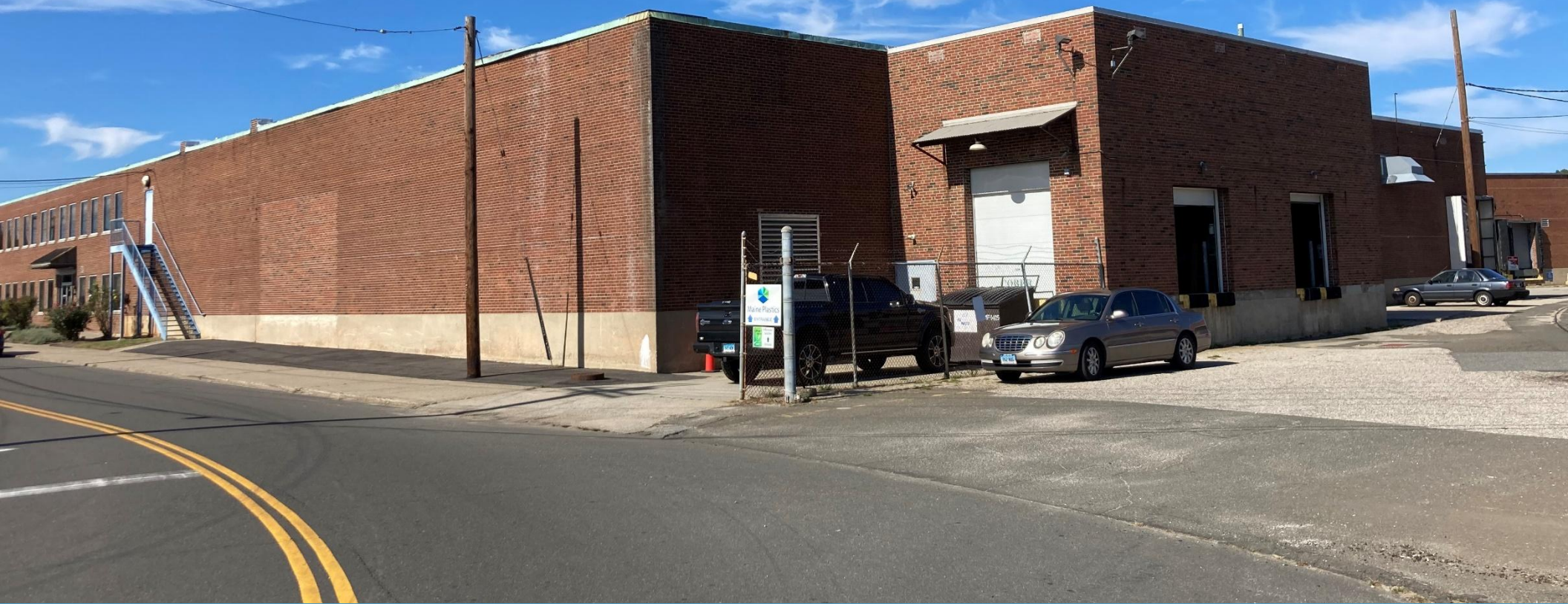
30 & 120 Moffitt Street, Stratford, CT

30 Moffitt Street – 26,118 SF  
120 Moffitt Street – 41,707 SF





# 30 Moffitt Street, Stratford, CT



**SIOR**

Individual Members  
Society of Industrial & Office Realtors

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# 30 Moffitt Street, Stratford, CT

## HIGH -BAY WAREHOUSE / MANUFACTURING

### *Multi Tenanted Building*

#### Property Highlights:

- Well maintained property with many uses including; warehouse distribution and manufacturing
- Office area has larges offices, large conference room, bullpen area and two kitchens.
- Ample space for truck turnaround
- Space is rectangular shape
- **Asking rate reduced: \$6.95 PSF + NNN (\$3.25 PSF)**
- Separately metered electric & gas



**Location:**  
Easy access from I-95 Exit 30, Surf Avenue

#### SPACE DETAILS

Space Area: 26,188± SF

Land Area: 7.62 acre

Zoning: MA Light Industrial Zone

Parking: Abundant

Office: 4,800± SF

Loading: 4 docks with 1 levelator

HVAC: Central in offices

Power: 2,500 amps

Sprinkler: yes, wet system

Ceiling Height: 18' clear

Water/ Sewer: City

Column: 25'/50'



# 30 Moffitt Street, Stratford, CT

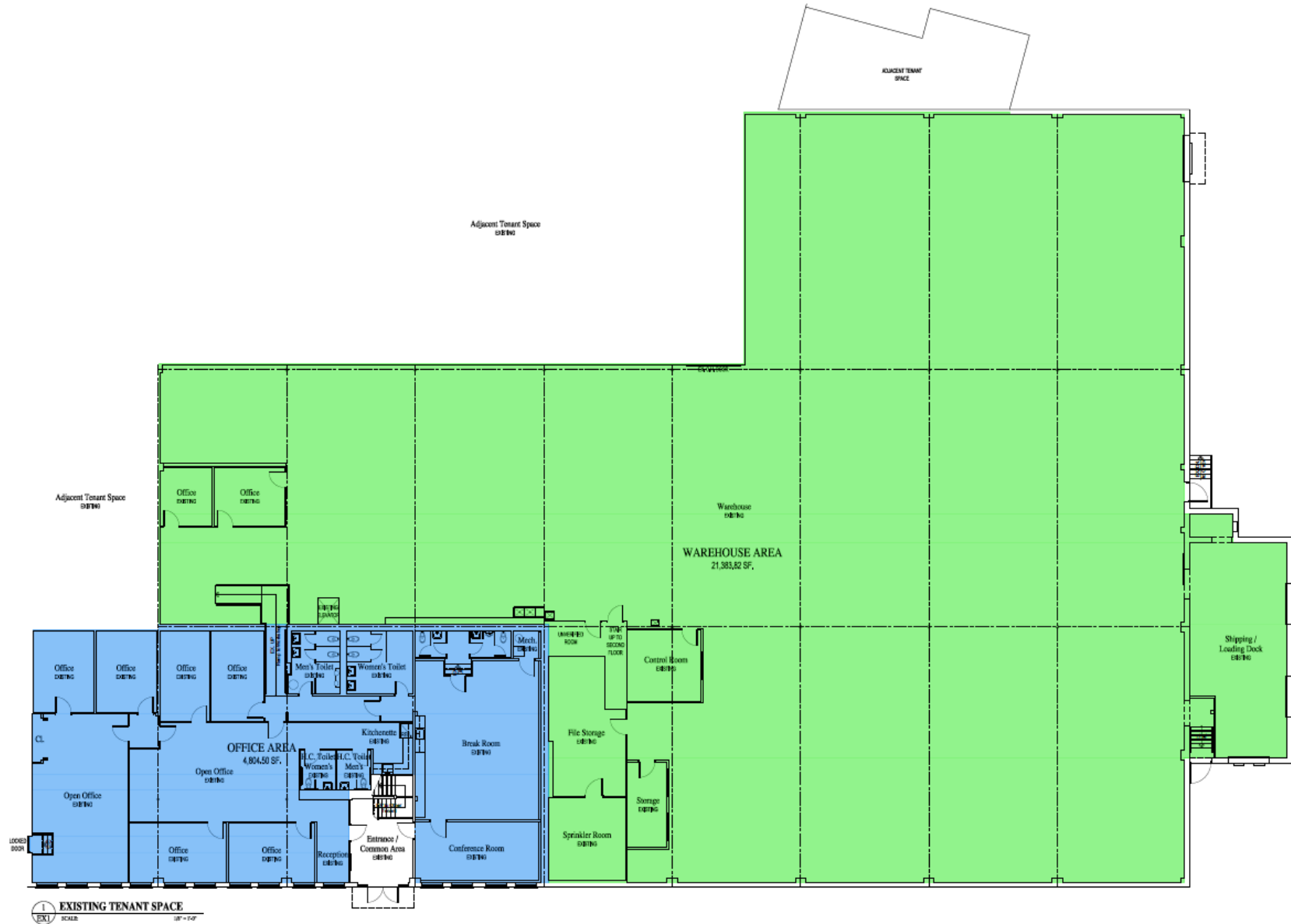




# 30 Moffitt Street, Stratford, CT



# 30 Moffitt Street, Stratford, CT





# 120 Moffitt Street, Stratford, CT





# 120 Moffitt Street, Stratford, CT

## RARE HIGH –BAY WAREHOUSE / MANUFACTURING

### *Single Tenant Building*

#### Property Highlights:

- Well maintained property with many uses including; warehouse distribution and manufacturing
- One story masonry building
- Ample space for truck turnaround
- Asking rate: \$11.95 PSF + NNN (\$3.25 PSF)
- Separately metered electric & gas
- Visible from I-95
- I-95 traffic count is: 108,000 vehicles per day



#### Location:

Easy access from I-95 Exit 30 & 31, Surf Avenue/  
Honeyspot Road

#### SPACE DETAILS

Space Area: 41,707± SF

Zoning: MA Zone

Parking: in common 55±

Office/mezzanine: 2,500± SF

Loading: 4' loading docks

Power: 3 -400 amps services, 480 volts, 3 phase

Sprinkler: yes

Ceiling Height: 28' clear

Water/ Sewer: City

Column: 43' x 25' bays



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# 120 Moffitt Street, Stratford, CT



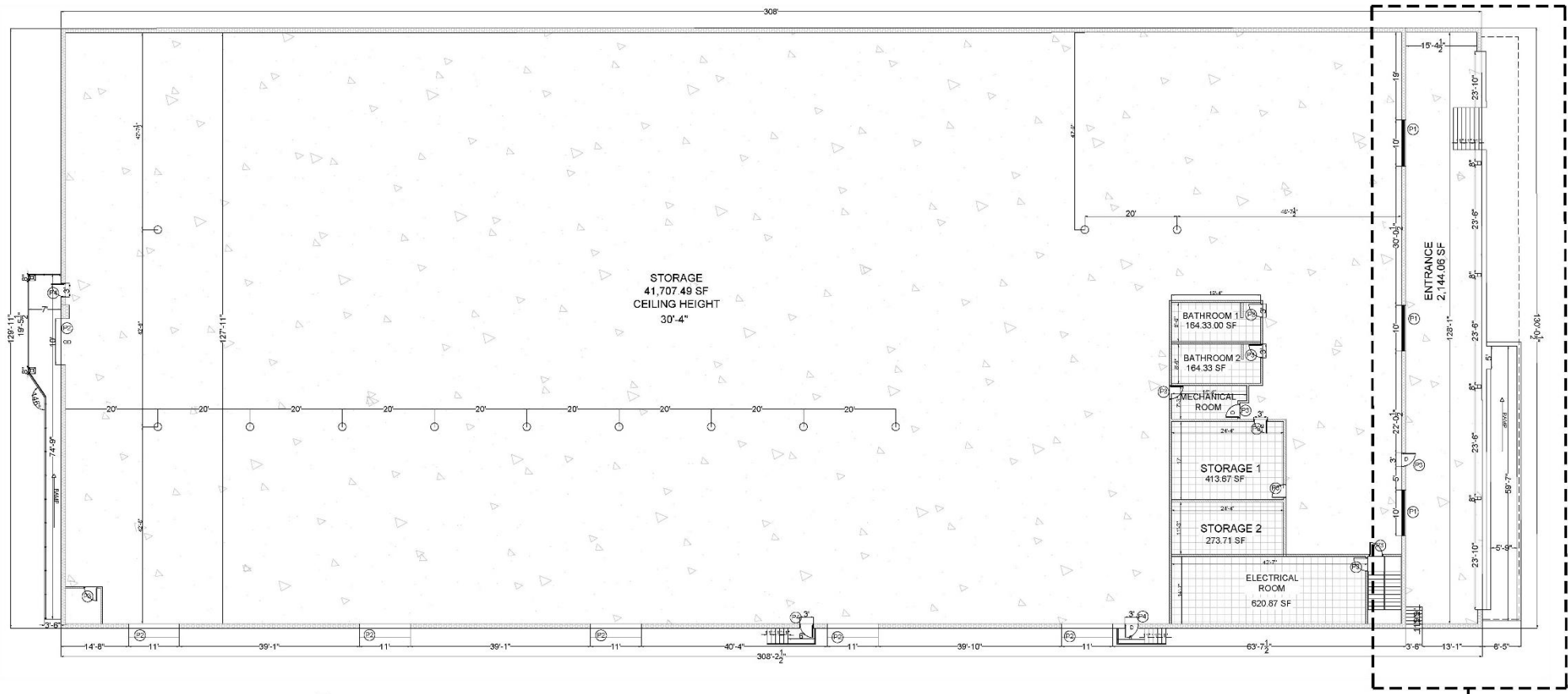


# 120 Moffitt Street, Stratford, CT



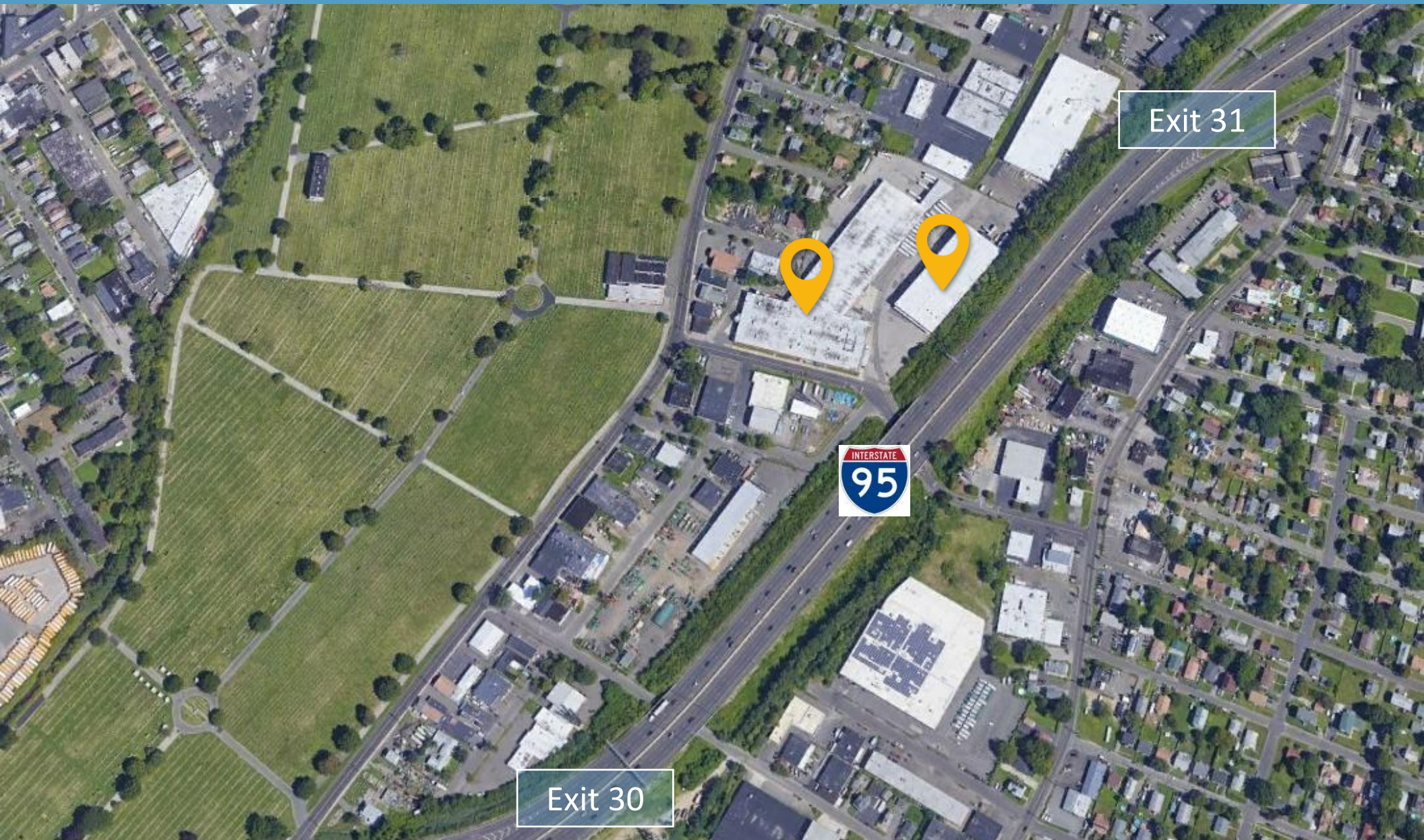


# 120 Moffitt Street, Stratford, CT





# 30 & 120 Moffitt Street, Stratford, CT





# Stratford, Connecticut

## General

ACS, 2019–2023	Stratford	State
Current Population	52,403	3,598,348
Land Area <i>mi</i> <sup>2</sup>	17	4,842
Population Density <i>people per mi</i> <sup>2</sup>	2,998	743
Number of Households	20,679	1,420,170
Median Age	46	41
Median Household Income	\$93,820	\$93,760
Poverty Rate	7%	10%

## Economy

### Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Manufacturing	8,974	
Transportation Equip Mfg		61%
2 Government	6,430	
Local Government		80%
3 Health Care and Social Assistance	3,384	
Ambulatory Health Care Services		37%
4 Transportation and Warehousing	2,947	
Transit & Ground Passenger Transp		34%
5 Retail Trade	2,301	
General Merchandise Retailers		28%
Total Jobs, All Industries	32,738	

### SOTS Business Registrations

Secretary of the State, March 2025

#### New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	545	665	703	728	674

Total Active Businesses 4,642

### Key Employers

Data from Municipalities, 2025

- 1 Sikorsky, A Lockheed Martin Company
- 2 Two Roads Brewing Company
- 3 Ashcroft Industries
- 4 Nuovo Pasta
- 5 Kubtec

## Demographics

ACS, 2019–2023

### Age Distribution

	Stratford	State
Under 10	4,524 9%	10%
10 to 19	6,011 11%	13%
20 to 29	6,062 12%	13%
30 to 39	5,698 11%	13%
40 to 49	6,312 12%	12%
50 to 59	8,385 16%	14%
60 to 69	7,797 15%	13%
70 to 79	4,738 9%	8%
80 and over	2,876 5%	4%

### Race and Ethnicity

	Stratford	State
Asian	2%	5%
Black	11%	10%
Hispanic or Latino/a	19%	18%
White	64%	63%
Other	3%	5%

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

	Stratford	State
English	77 78%	
Spanish	13 13%	

### Educational Attainment

	Stratford	State
High School Diploma Only	26 29%	
Associate Degree	7 8%	
Bachelor's Degree	21 23%	
Master's Degree or Higher	16 19%	

## Housing

ACS, 2019–2023

	Stratford	State
Median Home Value	\$344,200	\$343,200
Median Rent	\$1,610	\$1,431
Housing Units	21,880	1,536,049

	Stratford	State
Owner-Occupied	66 82%	
Detached or Semi-Detached	65 79%	
Vacant	5 8%	

## Schools

CT Department of Education, 2024-25

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Stratford School District	PK-12	6,578	217	87%
Statewide	-	508,402	20,762	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Stratford School District	29%	34%
Statewide	44%	49%



# Stratford, Connecticut

## Labor Force

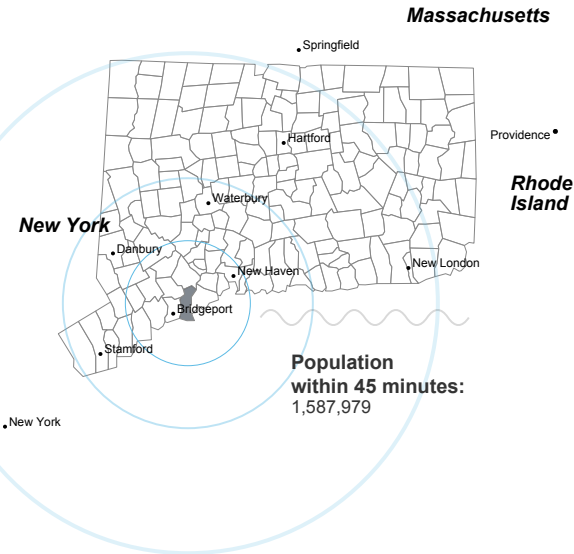
CT Department of Labor, 2024

	Stratford	State
Employed	26,133	1,842,285
Unemployed	1,126	67,181

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

\*ACS, 2019–2023

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



## Access

ACS, 2019–2023

	Stratford	State
Mean Commute Time *	29 min	26 min
No Access to a Car	6	9%
No Internet Access	7	7%

## Commute Mode

Public Transport	3	4%
Walking or Cycling	1	3%
Driving	78	81%
Working From Home *	13	14%

## Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
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	\$253,926,420
Property Tax Revenue	\$193,473,157
per capita	\$3,687
per capita, as % of state avg.	113%
Intergovernmental Revenue	\$54,079,573
Revenue to Expenditure Ratio	100%

### Municipal Expenditure

Total Expenditure	\$253,624,911
Educational	\$136,591,658
Other	\$117,033,253

### Grand List

Equalized Net Grand List	\$8,533,418,103
per capita	\$162,613
per capita, as % of state avg.	91%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	39.47
Equalized Mill Rate	22.52

### Municipal Debt

Moody's Rating (2024)	A2
S&P Rating (2024)	AA-
Total Indebtedness	\$306,612,921
per capita	\$5,843
per capita, as % of state avg.	199%
as percent of expenditures	121%
Annual Debt Service	\$32,869,268
as % of expenditures	13%

## 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](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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