

7120 Main Street, Trumbull, Connecticut



INDUSTRIAL BUILDING SALE OR LEASE

114,000 Square Feet

Building: 1 Story, 300' x 380'

Parking: 300±

Utilities: natural gas, city water and city sewer

Heat: natural gas, overhead forced air

Sale: \$8,000,000

Lease: \$8.00 PSF NNN

Location: One minute to Route 25

Contact Bruce Wettenstein, SIOR

203.226.7101 ext. 2

Email: bruce@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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Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

7120 Main Street, Trumbull, Connecticut



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INDUSTRIAL PRODUCTION / WAREHOUSE

SIZE:	114,000 square feet, comprised of open bullpen & perimeter offices, and balance, production and warehouse space.
DESCRIPTION:	Single story block and steel building built in late 70's. The majority of the space is hi-bay warehouse with a large office component, ideal for call centers or sales bullpen type office.
EXPANSION:	Yes. The zone allows some expansion of possibly 25,000 sq/ft.
PARKING:	Approximately 385 spaces, including visitor & handicap parking. Parking area is well lit.
CLEAR HEIGHT:	21' in the main production and warehouse area.
SAFETY DETAILS:	Simplex Fire Alarm Control Panel, smoke, heat and fire sensors, throughout the facility. Simplex 4009 IDNET NAC Extender. Multiple Fire Hydrants in the parking area.
SPRINKLERED:	Multiple zones throughout the facility. Maintained by Allstate Fire Sprinkler, Inc.
BATHROOMS:	Men's and Ladies bathrooms in both the production/warehouse area and the office area. Office bathrooms are large.
WATER:	City water, Aquarion Water Company
SEWER:	City Sewer
GAS:	Natural Gas, Southern Connecticut Gas Company
HEAT:	Natural Gas, both ceiling radiant heating system and circulating hot water forced air hung units. Boiler is an H B Smith gas fired system, cast iron, for both warehouse and office area.
AIR CONDITIONING:	Office area is 100% air conditioned, gas fuel units roof mounted
COLUMN SPACE:	30' x 30' column spacing

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SPECIAL EQUIPMENT:

- Dual UPS (Uninterrupted Power Source) Cummins Generators, 277/480 Volt, capable of 3,750 amp output.
- Full cafeteria in the office, capacity for 100 +- people, full stainless steel kitchen, and a smaller kitchen off the Southern entrance to the building.
- Dual Trash compactors on pads
- In ground sprinkler watering system
- Slop sink adjacent to office bathrooms
- Exterior Parking lights
- Multiple step down transformers

FLOOR LOAD: Poured concrete

WIRING: Cat 5 wiring, system in place

ELECTRICAL: Amps: 3,000 Volts: 480/277 3 Phase: 4 Wire

LIGHTING: High Intensity Discharge (HID) & Fluorescent lighting in the warehouse and production area.

TRUCK FACILITIES: 3 interior covered loading docks with load levelers on the south side of the building along with a drive up ramp, and 4 interior covered loading docks on the north side. Overhead doors are 22' x 14' on the south side and 22' x 14' on the north side.

MAJOR HIGHWAY: The property is only half a mile from the Route 25 connector which leads directly to I-95 and approximately 10 miles from Route 84.

TAXES: The annual taxes are \$1.18 per sq/ft. / Mill Rate: 33.39 / Assessment: \$4,036,620 / Taxes; \$134,782

PRICE: Sale: \$8,000,000 Lease: \$8.00 per sq/ft NNN

COMMENTS: The former tenant, United Healthcare, has maintained the facility during its occupancy. The property is free and clear of any environmental contamination.

Contact: Bruce Wettenstein, SIOR 203.226.7101 ext. 2, bruce@vidalwettenstein.com

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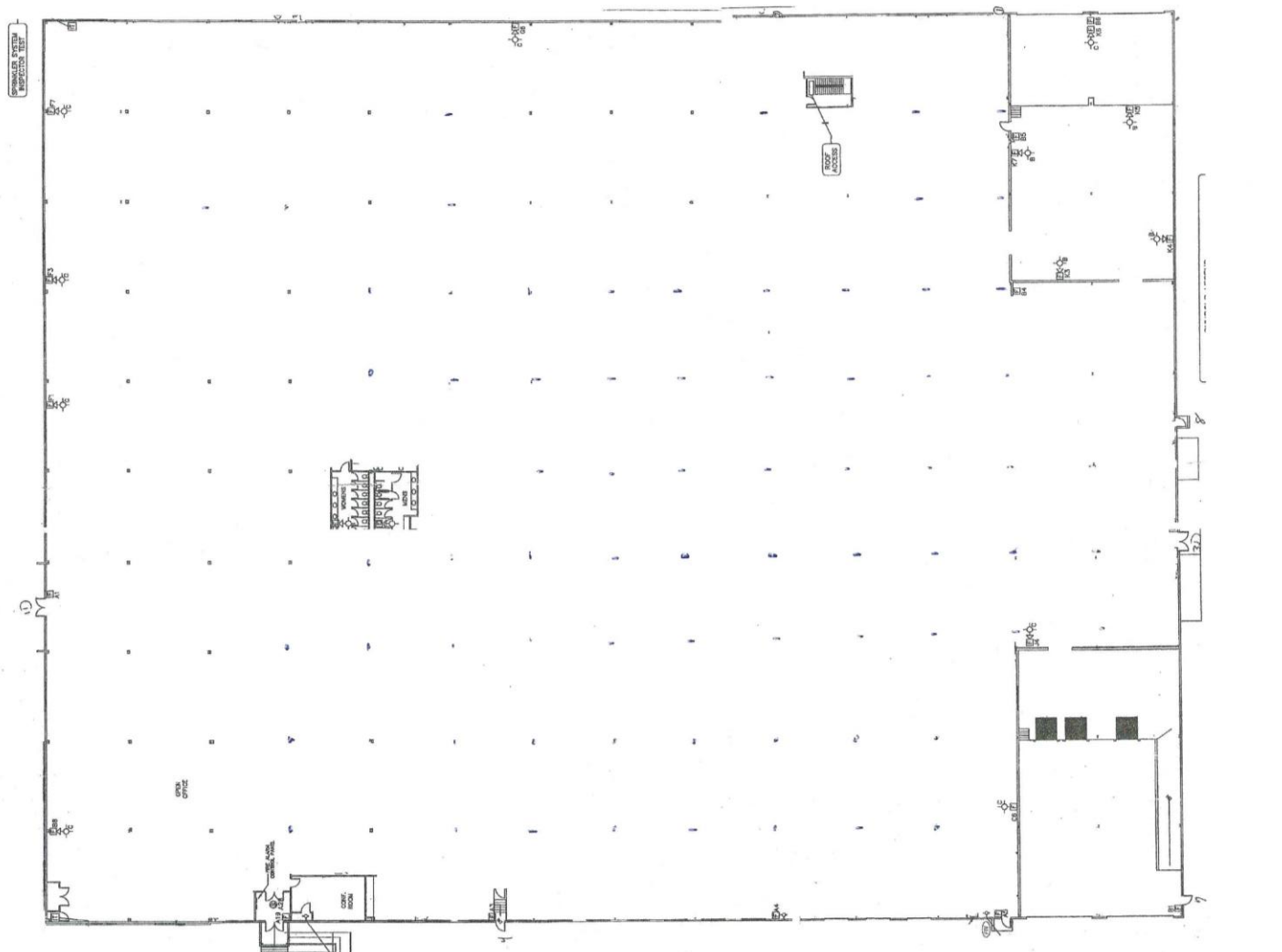


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7120 Main St

Trumbull, CT 06611 - Trumbull Submarket

114,000 SF For Sale at \$8,000,000 (\$70.18/SF) with 114,000 SF Available for Lease with Industrial Rent of \$8.00/nnn

114,000 SF Class B Flex Light Distribution Building Renovated in 2004 Built in 1980

Summary **Demographics** Daytime Employment Consumer Spending Traffic

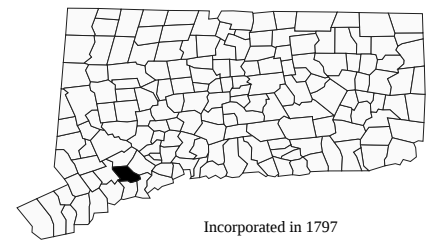
Radius	1 Mile	3 Mile	5 Mile
Population:			
2022 Projection	3,044	26,389	73,835
2017 Estimate	2,986	25,883	72,411
2010 Census	2,880	24,982	69,840
Growth 2017-2022	1.94%	1.95%	1.97%
Growth 2010-2017	3.68%	3.61%	3.68%
2017 Population Hispanic Origin	175	1,471	4,579
2017 Population by Race:			
White	2,752	23,859	66,397
Black	65	575	2,130
Am. Indian & Alaskan	3	28	80
Asian	132	1,094	2,910
Hawaiian & Pacific Island	0	3	16
Other	34	326	878
U.S. Armed Forces:	0	5	15
Households:			
2022 Projection	1,112	9,109	25,543
2017 Estimate	1,091	8,931	25,045
2010 Census	1,052	8,622	24,178
Growth 2017 - 2022	1.92%	1.99%	1.99%
Growth 2010 - 2017	3.71%	3.58%	3.59%
Owner Occupied	908	8,191	22,854
Renter Occupied	183	740	2,190
2017 Avg Household Income	\$151,484	\$147,009	\$140,111
2017 Med Household Income	\$133,080	\$120,786	\$114,294
2017 Households by Household Inc:			
<\$25,000	83	575	2,185
\$25,000 - \$50,000	146	1,074	2,945
\$50,000 - \$75,000	61	799	2,437
\$75,000 - \$100,000	81	1,054	3,135
\$100,000 - \$125,000	143	1,160	3,184
\$125,000 - \$150,000	99	797	2,351
\$150,000 - \$200,000	228	1,454	3,509
\$200,000+	251	2,020	5,299

Trumbull, Connecticut

CERC Town Profile 2017 *Produced by The CT Data Collaborative*

Town Hall
5866 Main Street
Trumbull, CT 06611
(203) 452-5006

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Metropolitan Planning Area



Incorporated in 1797

Demographics

Population

	Town	County	State
2000	34,243	882,567	3,405,565
2010	36,018	916,829	3,574,097
2011-2015	36,571	939,983	3,593,222
2020	35,389	944,692	3,604,591
'15 - '20 Growth / Yr	-0.7%	0.1%	0.1%

	Town	County	State
Land Area (sq. miles)	23	625	4,842
Pop./Sq. Mile (2011-2015)	1,568	1,504	742
Median Age (2011-2015)	43	40	40
Households (2011-2015)	12,123	334,320	1,352,583
Med. HH Inc. (2011-2015)	\$111,312	\$84,233	\$70,331

Race/Ethnicity (2011-2015)

	Town	County	State
White Alone, Non-Hispanic	30,101	602,311	2,487,119
Black Alone, Non-Hispanic	1,262	105,683	370,501
Asian	1,541	47,398	150,670
Native American	8	2,234	8,908
Other/Multi-Race	1,273	89,549	283,800
Hispanic (Any Race)	2,907	171,720	526,508

	Town	County	State
Poverty Rate (2011-2015)	2.2%	9.0%	10.5%

Educational Attainment (2011-2015)

	Town	County	State
High School Graduate	4,990	20%	673,973
Associates Degree	1,851	8%	183,289
Bachelors or Higher	12,630	51%	925,607

Age Distribution (2011-2015)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	1,896 5%	5,644 15%	4,424 12%	7,370 20%	10,528 29%	6,709 18%	36,571 100%
County	54,513 6%	128,603 14%	121,995 13%	233,955 25%	268,138 29%	132,779 14%	939,983 100%
State	191,445 5%	446,058 12%	492,864 14%	885,518 25%	1,035,059 29%	542,278 15%	3,593,222 100%

Economics

Business Profile (2015)

Sector	Units	Employment
Total - All Industries	1,065	15,417
23 - Construction	114	298
31-33 - Manufacturing	17	638
44-45 - Retail Trade	134	2,766
54 - Professional, Scientific, and Technical Services	165	1,236
62 - Health Care and Social Assistance	137	3,185
Total Government	21	1,562

Top Five Grand List (2014)

	Amount
Trumbull Shopping Center	\$202,300,000
Digital 60 & 80 Merritt LLC	\$119,042,660
United Illuminating	\$34,458,940
Conopoc Inc	\$29,916,910
Avalon Bay Communities	\$28,906,740
Net Grand List (SFY 2014-2015)	\$4,517,559,428

Major Employers (2014)

Unilever	Cooper Surgical Inc.
Genesis HealthCare - St. Joseph's Center	Affinion Group
Target Corp	

Education

2016-2017 School Year

	Grades	Enrollment
Trumbull School District	PK-12	6,685

Smarter Balanced Test Percent Above Goal (2015-2016)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	85.9%	52.8%	80.6%	47.9%	74.4%	40.3%
ELA	81.1%	53.9%	84.5%	55.5%	81.7%	55.5%

Pre-K Enrollment (PSIS)

	2016-2017
Trumbull School District	232

Rate of Chronic Absenteeism (2015-2016)

Connecticut	9.6%
Trumbull School District	4.9%

4-Year Cohort Graduation Rate (2014-2015)

	All	Female	Male
Connecticut	87.2%	90.1%	84.4%
Trumbull School District	98.1%	98.5%	97.7%

Trumbull, Connecticut

CERC Town Profile 2017



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Council

Total Revenue (2015)	\$170,470,944	Total Expenditures (2015)	\$170,497,669	Annual Debt Service (2015)	\$13,053,134
Tax Revenue	\$144,465,175	Education	\$111,191,120	As % of Expenditures	7.7%
Non-tax Revenue	\$26,005,769	Other	\$59,306,549	Eq. Net Grand List (2015)	\$6,660,963,078
Intergovernmental	\$18,574,675	Total Indebtedness (2015)	\$90,938,640	Per Capita	\$181,854
Per Capita Tax (2015)	\$3,912	As % of Expenditures	53.3%	As % of State Average	122.7%
As % of State Average	140.2%	Per Capita	\$2,483	Moody's Bond Rating (2015)	Aa2
		As % of State Average	102.2%	Actual Mill Rate (2015)	32.16
				Equalized Mill Rate (2015)	21.51
				% of Net Grand List Com/Ind (2015)	18.2%

Housing/Real Estate

Housing Stock (2011-2015)

	Town	County	State
Total Units	12,542	363,556	1,491,786
% Single Unit (2011-2015)	87.3%	58.0%	59.2%
New Permits Auth (2015)	8	2,598	6,077
As % Existing Units	0.1%	0.7%	0.4%
Demolitions (2015)	3	602	1,230
Home Sales (2013)	490	7,243	26,310
Median Price	\$396,500	\$416,000	\$270,500
Built Pre-1950 share	18.2%	29.0%	29.3%
Owner Occupied Dwellings	10,709	228,381	906,227
As % Total Dwellings	88.3%	68.3%	67.0%
Subsidized Housing (2015)	588	33,890	172,556

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	5	439	3,417
\$100,000-\$199,999	30	890	7,522
\$200,000-\$299,999	114	1,117	6,031
\$300,000-\$399,999	163	980	3,380
\$400,000 or More	178	3,817	5,960

Labor Force

Place of Residence (2015)

	Town	County	State
Labor Force	18,143	480,603	1,890,506
Employed	17,282	454,843	1,782,269
Unemployed	861	25,760	108,237
Unemployment Rate	4.7%	5.4%	5.7%

Connecticut Commuters (2014)

Commuters Into Town From:	Town Residents Commuting To:
Bridgeport, CT	2,563
Trumbull, CT	1,801
Stratford, CT	1,108
Shelton, CT	840
Milford, CT	685
Monroe, CT	507
Fairfield, CT	499
Bridgeport, CT	1,931
Trumbull, CT	1,801
Fairfield, CT	1,381
Stamford, CT	1,260
Norwalk, CT	1,217
Stratford, CT	868
Shelton, CT	800

Place of Work (2015)

	Town	County	State
Units	1,065	34,717	116,246
Total Employment	15,417	422,675	1,662,822
2012-'15 AAGR	89.9%	134.2%	100.0%
Mfg Employment	638	33,938	79,612

Other Information

Crime Rate (2014)

	Town	State
Per 100,000 residents	1,742	2,167

Distance to Major Cities

	Miles
Hartford	44
New York City	56
Providence	100
Boston	135
Montreal	296

Residential Utilities

Electric Provider
The United Illuminating Co. (800) 257-0141
Gas Provider
Southern Connecticut Gas Company (203) 382-8111
Water Provider
Aquarion Water Company (800) 732-9678
Cable Provider
Charter Communications of Western CT (800) 827-8288

Library (2016)

	Town
Circulation per Capita	12.14
Internet Use per Visit	0.09

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	15

Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	488