

AVAILABLE FOR SALE

Two industrial buildings and showroom on 1.83 acres
Total of 25,886 sq/ft between both buildings

155 New Haven Avenue, Derby, CT



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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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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Showroom of 2,400 Square Feet with Four Offices



Eligible for the Enterprise Corridor Zone (ECZ) benefits- click [here](#) to find out more
State of CT Enterprise Corridor Zone Program- click [here](#) to find out more



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PRODUCTION AREA

- Front 15' to 17' clear span
- No columns or obstructions
- Quality control and technical
- 1,200 amps, 208/120 volt, 3 phase wiring
- Natural gas heating units, forced air units
- City water and sewer
- 100% air conditioned in production
- Oil water separator in place
- Raised window line for substantial natural light
- Air lines for air compressor throughout production area

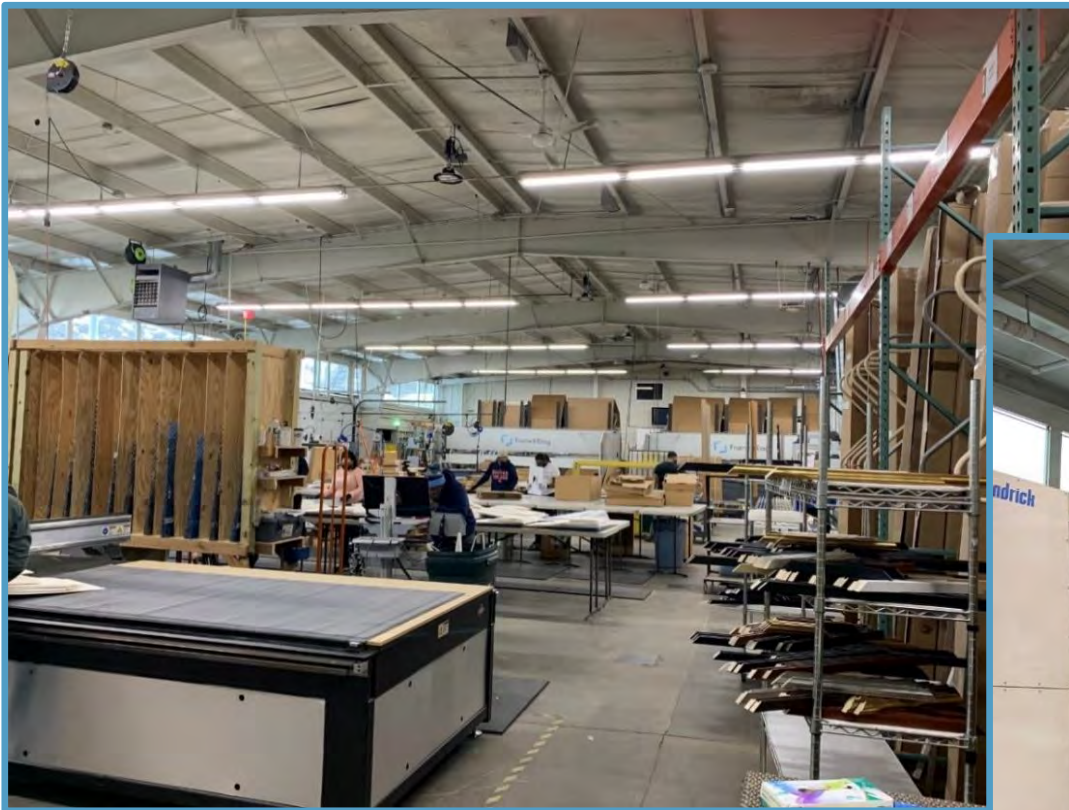
2,400 sq/ft showroom is the upper of 3 levels of 2,400 sq/ft each, office and production below totaling 7,200 sq/ft



155 New Haven Avenue, Derby, CT

PRODUCTION AREA

8,400 Square Feet



155 New Haven Avenue, Derby, CT

WAREHOUSE

- 1, 12'x10' drive in electric o/h door
- 1, 12'x14' drive in electric o/h door
- Clear span, no columns or obstructions
- 20-24' clear height
- 9,866 sq/ft with an 8'x8' loading dock with weather seals and load leveler
- 12'x10' and 12'x14' electric drive in doors
- Single demising wall with large overhead door



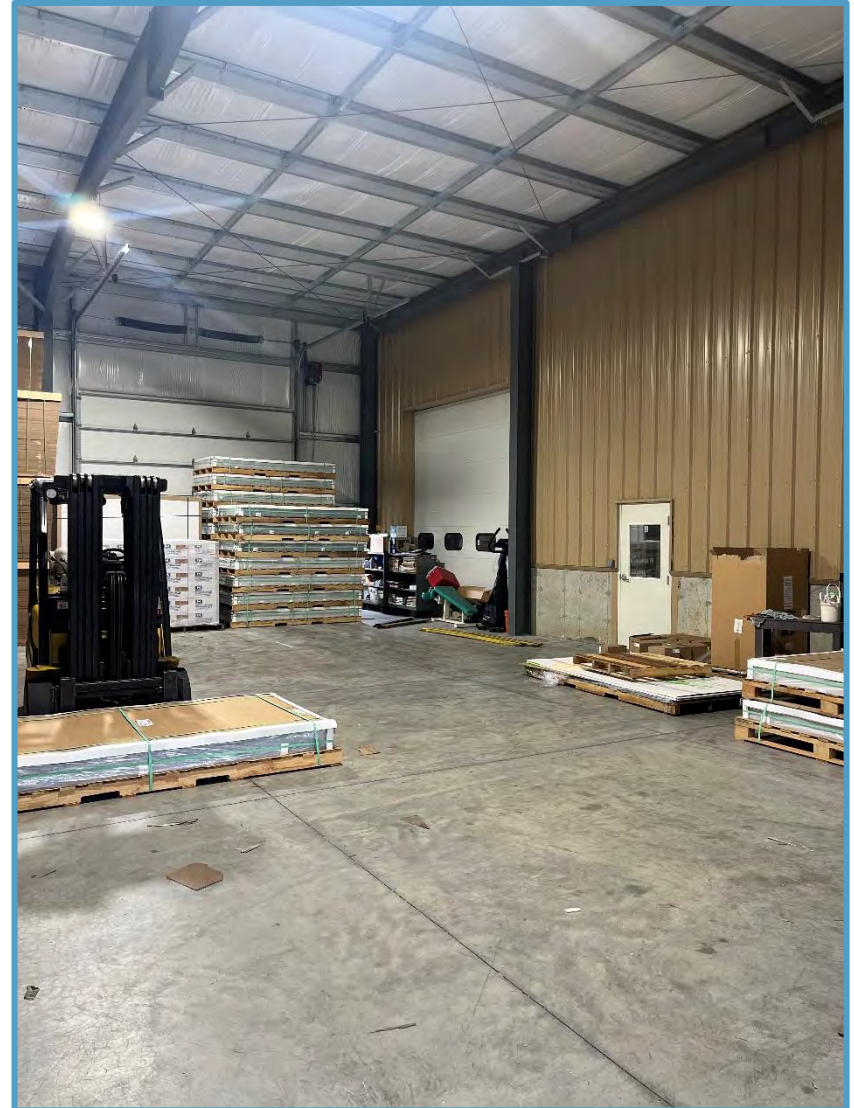
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WAREHOUSE



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WAREHOUSE



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The buildings stand out in exceptional condition, featuring brand new rubber membrane roofs that ensure durability and reliability for your business operations. Envision the expansive 2,400 sq/ft showroom, perfectly designed to showcase your products, complemented by two additional floors of 2,400 sq/ft each, all equipped with bathrooms for convenience. With direct access to New Haven Avenue at a traffic light, this property boasts unparalleled visibility and accessibility, making it an ideal location for attracting customers. Moreover, the production area is outfitted with air lines and a state-of-the-art air compressor, catering specifically to the needs of businesses that demand operational efficiency.

Property Details:	Construction/Facilities:	Utilities:
Acres: 1.83	Parking, 70 cars	Gas, natural
Total Bldg. SF: 25,886	Heat, natural gas	Volts, 208/120, 3 ph, 4 w
Warehouse SF: 8,900	AC in production and offices	Amps, 1,200
Office SF: 2,400	No Sprinklers but city water	Water, city
Zoning: B-2	Pre-Engineered & block	Sewer, city
Year Built: original building in the 60's and new additions in 2015-2017	All buildings are clear span, no interior columns	
Taxes: \$27,726	Floors, all concrete	Distance to Rt 8, less than 1 mile
Max Clear: 24'	Dock, 9' x 8' with leveler	To Wilbur Cross Pkwy, 2.2 miles
Min Clear: 15' at eaves to 17' in front building, 20' to 24' in warehouse	Drive in: 2-14'x14' electric, 1-12'x10', 1 12'x14' electric, & 1-8'x12' main level	Sale Price: Upon request



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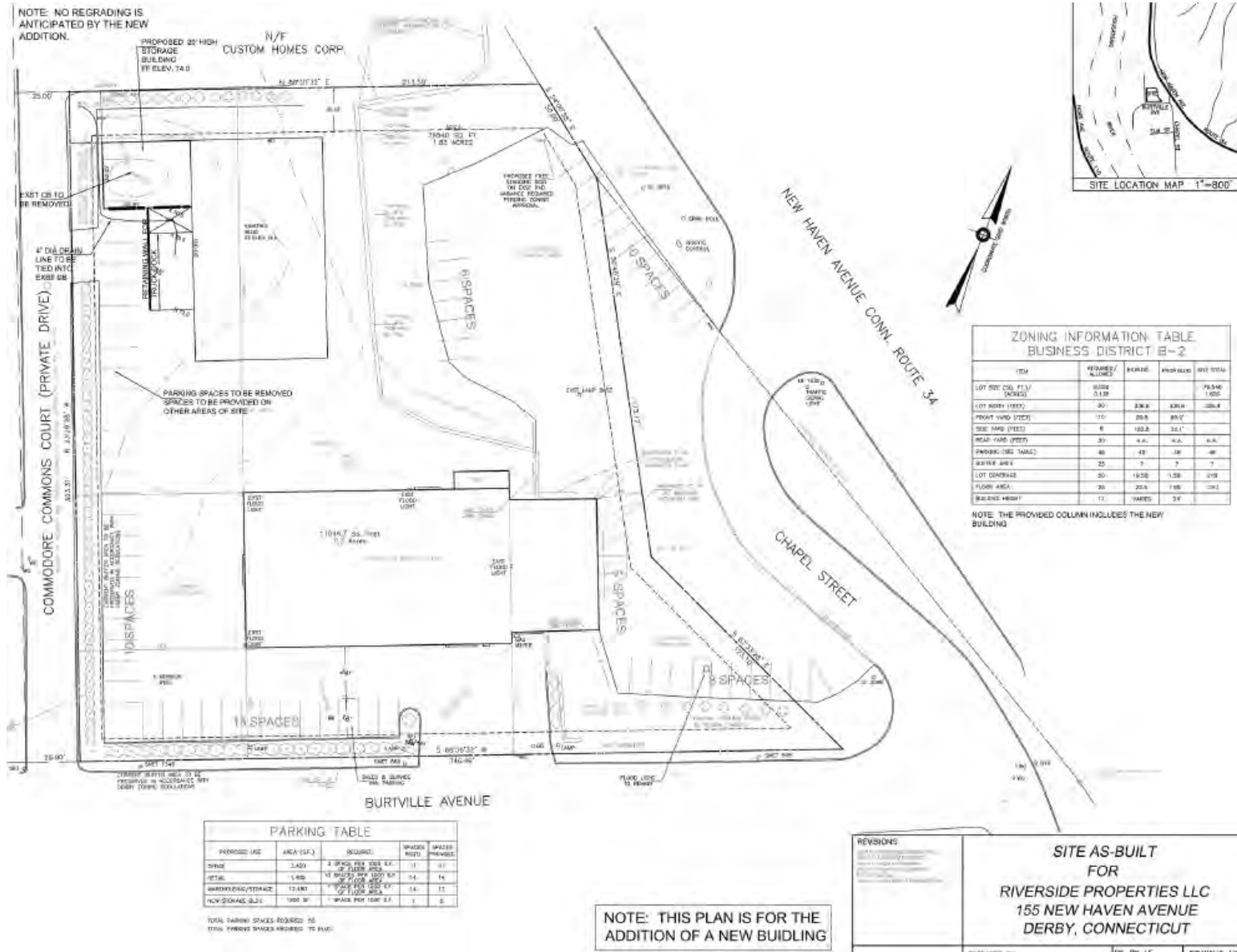
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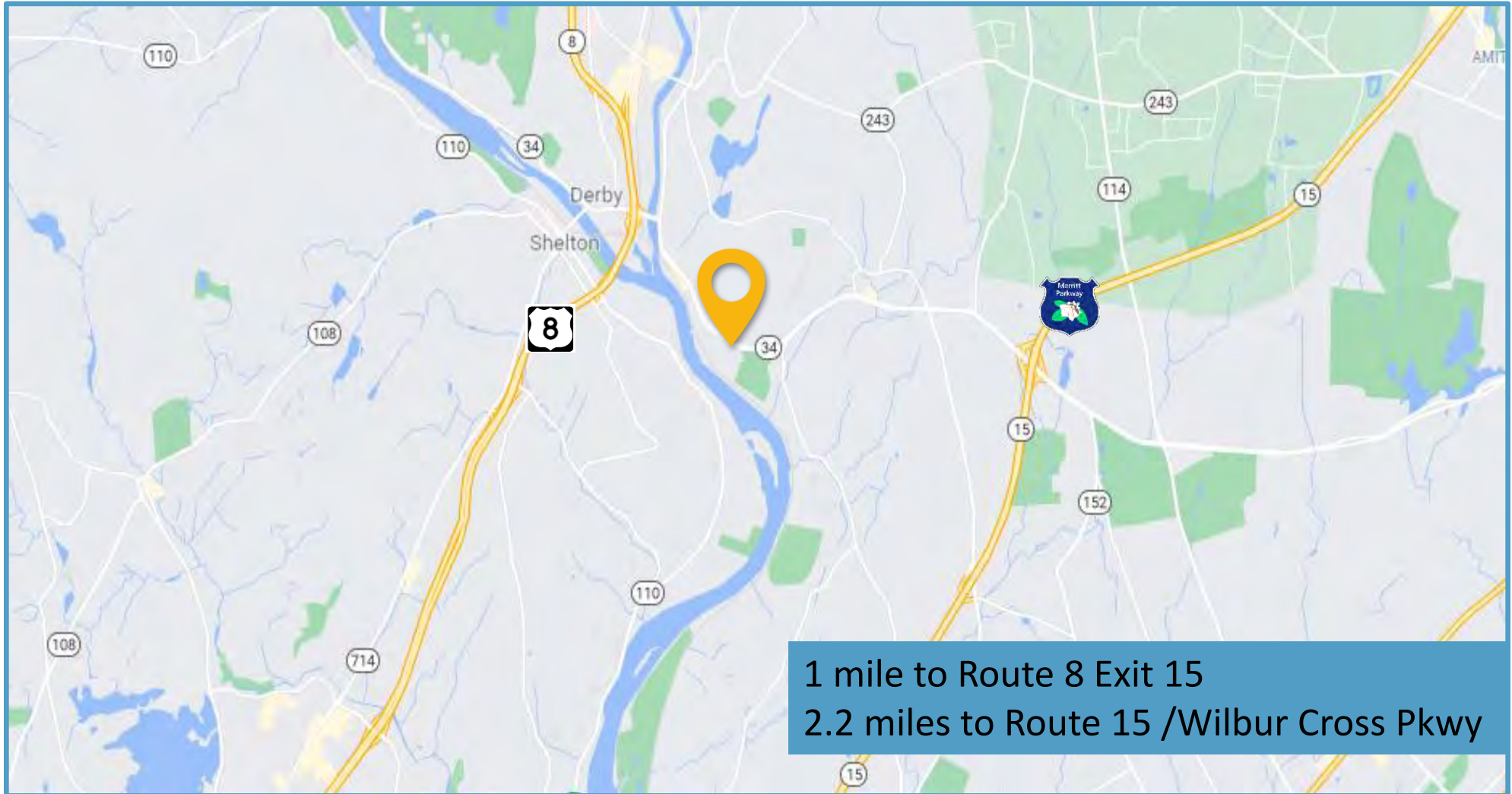
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Derby, Connecticut

General

ACS, 2017-2021	Derby	State
Current Population	12,387	3,605,330
Land Area <i>mi</i> ²	5	4,842
Population Density <i>people per mi</i> ²	2,448	745
Number of Households	5,605	1,397,324
Median Age	47	41
Median Household Income	\$64,494	\$83,572
Poverty Rate	13%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Nursing and Residential Care Facilities</i>	1,298	42%
2 Retail Trade <i>Motor Vehicle and Parts Dealers</i>	1,072	31%
3 Transportation and Warehousing <i>Rail Transportation</i>	492	75%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	393	68%
5 Manufacturing <i>Fabricated Metal Product Mfg</i>	247	26%
Total Jobs, All Industries	5,282	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	67	71	98	140	121

Total Active Businesses 946

Key Employers

Data from Municipalities, 2023

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

Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Derby School District	PK-12	1,317	57	68%
Statewide	-	513,513	19,014	89%

Demographics

ACS, 2017-2021

Age Distribution

Age Group	Derby	State
Under 10	836 (7%)	11%
10 to 19	1,337 (11%)	13%
20 to 29	1,264 (10%)	13%
30 to 39	1,644 (13%)	12%
40 to 49	1,637 (13%)	12%
50 to 59	2,109 (17%)	15%
60 to 69	1,929 (15%)	12%
70 to 79	1,108 (9%)	7%
80 and over	523 (4%)	4%

Race and Ethnicity

Race/Ethnicity	Derby	State
Asian	2%	5%
Black	9%	10%
Hispanic or Latino/a	18%	17%
White	66%	65%
Other	6%	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	Derby	State
English	78 (80%)	
Spanish	10 (12%)	

Educational Attainment

Education Level	Derby	State
High School Diploma Only	26 (36%)	
Associate Degree	8 (13%)	
Bachelor's Degree	15 (22%)	
Master's Degree or Higher	11 (18%)	

Housing

ACS, 2017-2021	Derby	State
Median Home Value	\$212,900	\$286,700
Median Rent	\$1,202	\$1,260
Housing Units	6,286	1,527,039

	Derby	State
Owner-Occupied	66 (68%)	
Detached or Semi-Detached	61 (65%)	
Vacant	8 (11%)	

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Derby School District	24%	36%
Statewide	42%	48%

Derby, Connecticut

Labor Force

CT Department of Labor, 2022

	Derby	State
Employed	6,362	1,851,993
Unemployed	338	80,470

	Derby	State
Unemployment Rate	5%	4%
Self-Employment Rate*	10%	5%

*ACS, 2017-2021

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



Access

ACS, 2017-2021

	Derby	State
Mean Commute Time *	29 min	26 min
No Access to a Car	8%	8%
No Internet Access	9%	13%

Commute Mode

	Derby	State
Public Transport	4%	1%
Walking or Cycling	3%	3%
Driving	86%	82%
Working From Home *	10%	10%

Public Transit

CT transit Service	-
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 2020-21

Municipal Revenue

Total Revenue	\$57,013,432
Property Tax Revenue	\$32,458,815
per capita	\$2,640
per capita, as % of state avg.	82%
Intergovernmental Revenue	\$21,111,250
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$54,995,920
Educational	\$30,987,094
Other	\$24,008,826

Grand List

Equalized Net Grand List	\$1,237,558,917
per capita	\$100,828
per capita, as % of state avg.	62%
Commercial/Industrial Share of Net Grand List	14%
Actual Mill Rate	43.87
Equalized Mill Rate	26.18

Municipal Debt

Moody's Rating (2023)	-
S&P Rating (2023)	AA-
Total Indebtedness	\$24,138,034
per capita	\$1,967
per capita, as % of state avg.	72%
as percent of expenditures	44%
Annual Debt Service	\$1,177,010
as % of expenditures	2%



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