

Cambridge Logistics Park

64 Cambridge Drive and 4 Independence Drive
Monroe, Connecticut

72 Acre Development Site, Fairfield County




SIOR Individual Members
Society of Industrial & Office Realtors

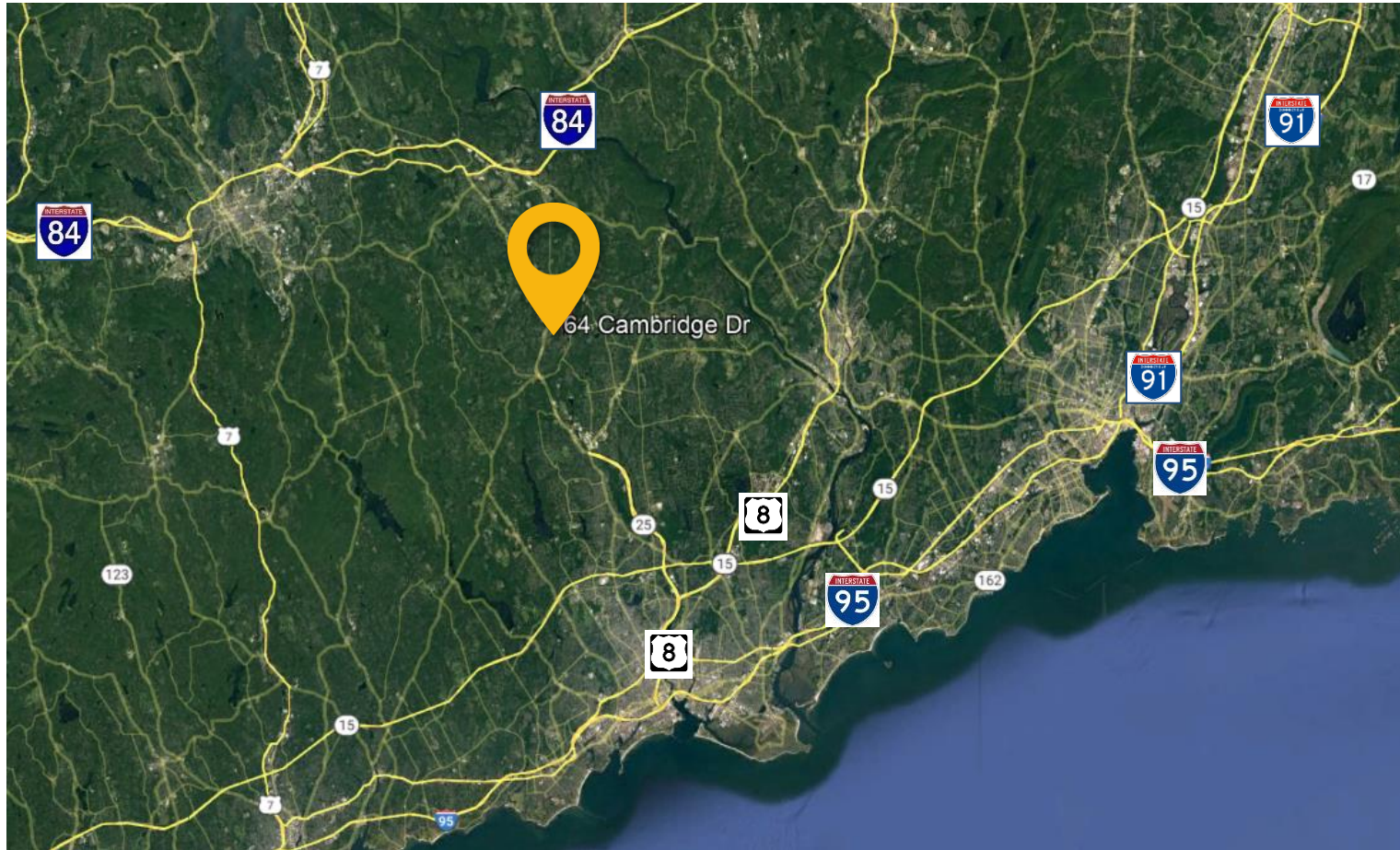
VIDAL/WETTENSTEIN, LLC



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.

64 Cambridge Drive and 4 Independence Drive, Monroe, Connecticut



Conveniently located
between I-84 and I-95

Cambridge Logistics Park

Permitted Use Subject to Final Town Approvals

Site is designed to accommodate modern high bay warehouse, distribution use, and manufacturing.

Multiple building park designed to accommodate up to 650,000± sq/ft.



Cambridge Logistics Park

Subject to Town Approval

PROPERTY DETAILS

Acreage: 72 acres± / 25% coverage allowed

Total Bldg. Sq. Ft.: Multiple building park designed to accommodate up to 650,000 SF

Parking: Abundant; for trucks, staging area, employee parking

Utilities: City water, natural gas. Electric: 3 phase power- will be brought to the site

Safety: Park will have city water- allowing sprinklered buildings

Sale Price: Price upon request

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

64 Cambridge Drive and 4 Independence Drive, Monroe, Connecticut



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.

64 Cambridge Drive and 4 Independence Drive, Monroe, Connecticut



VIDAL/WETTENSTEIN, LLC



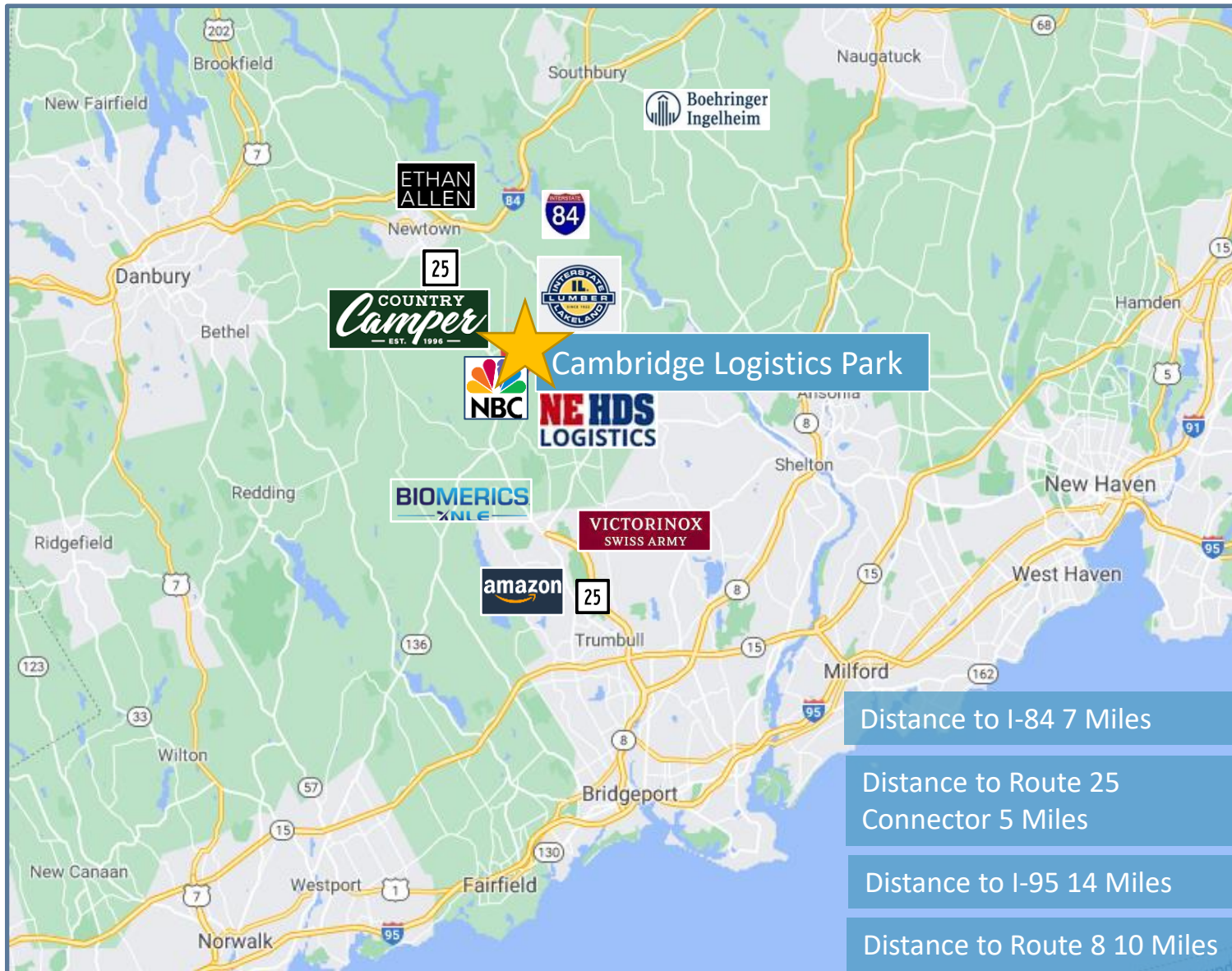
719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

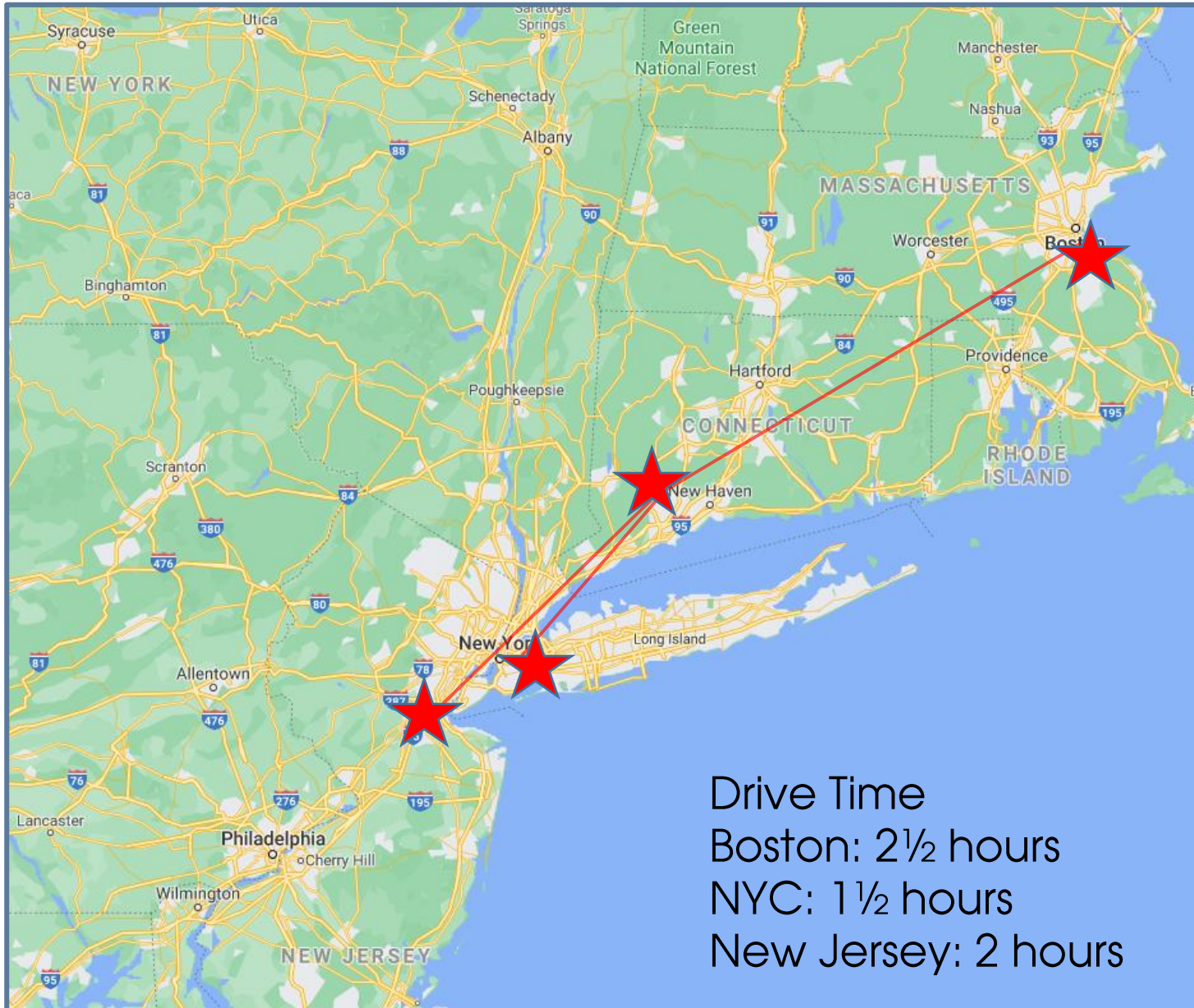
64 Cambridge Drive and 4 Independence Drive, Monroe, Connecticut



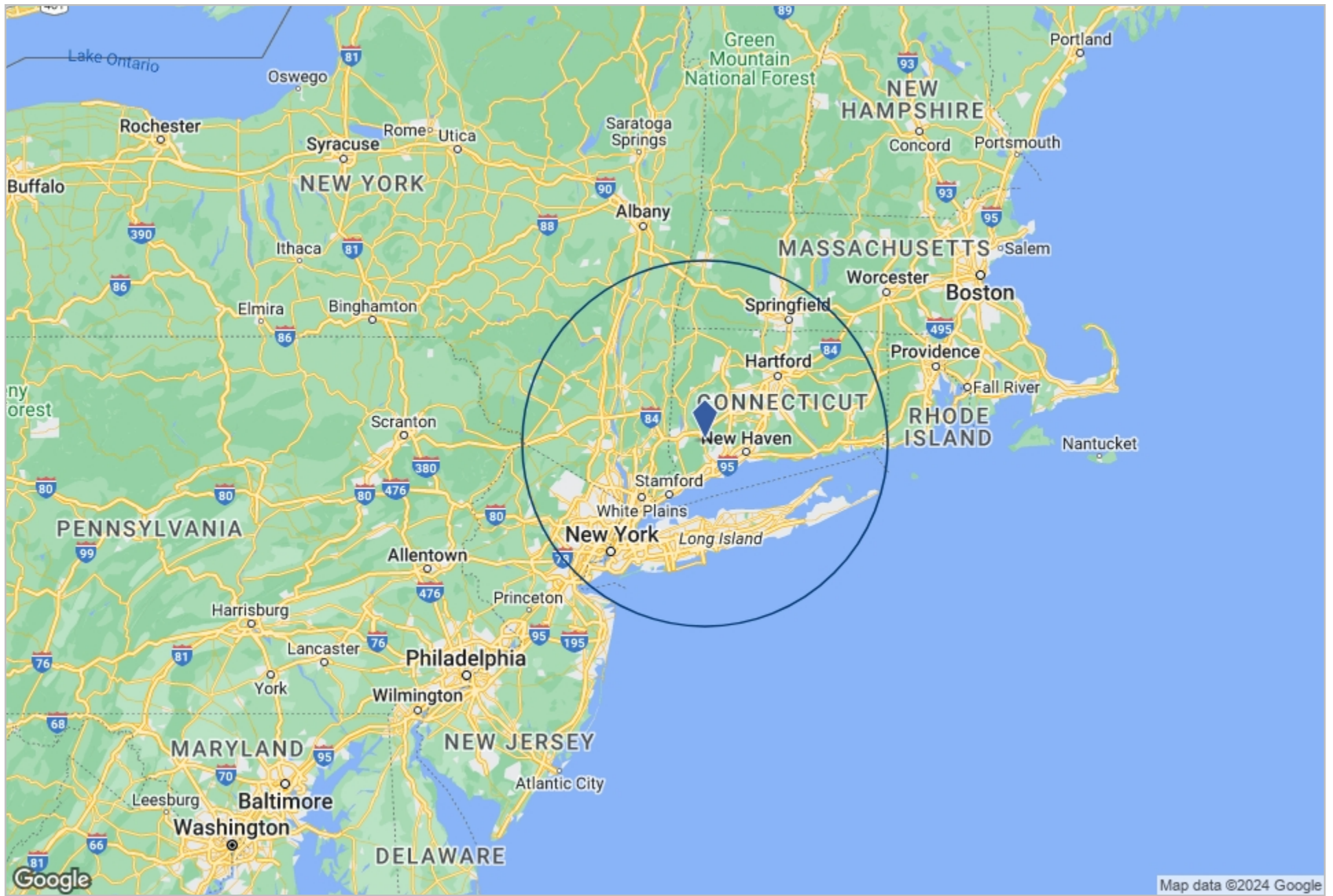
64 Cambridge Drive and 4 Independence Drive, Monroe, Connecticut

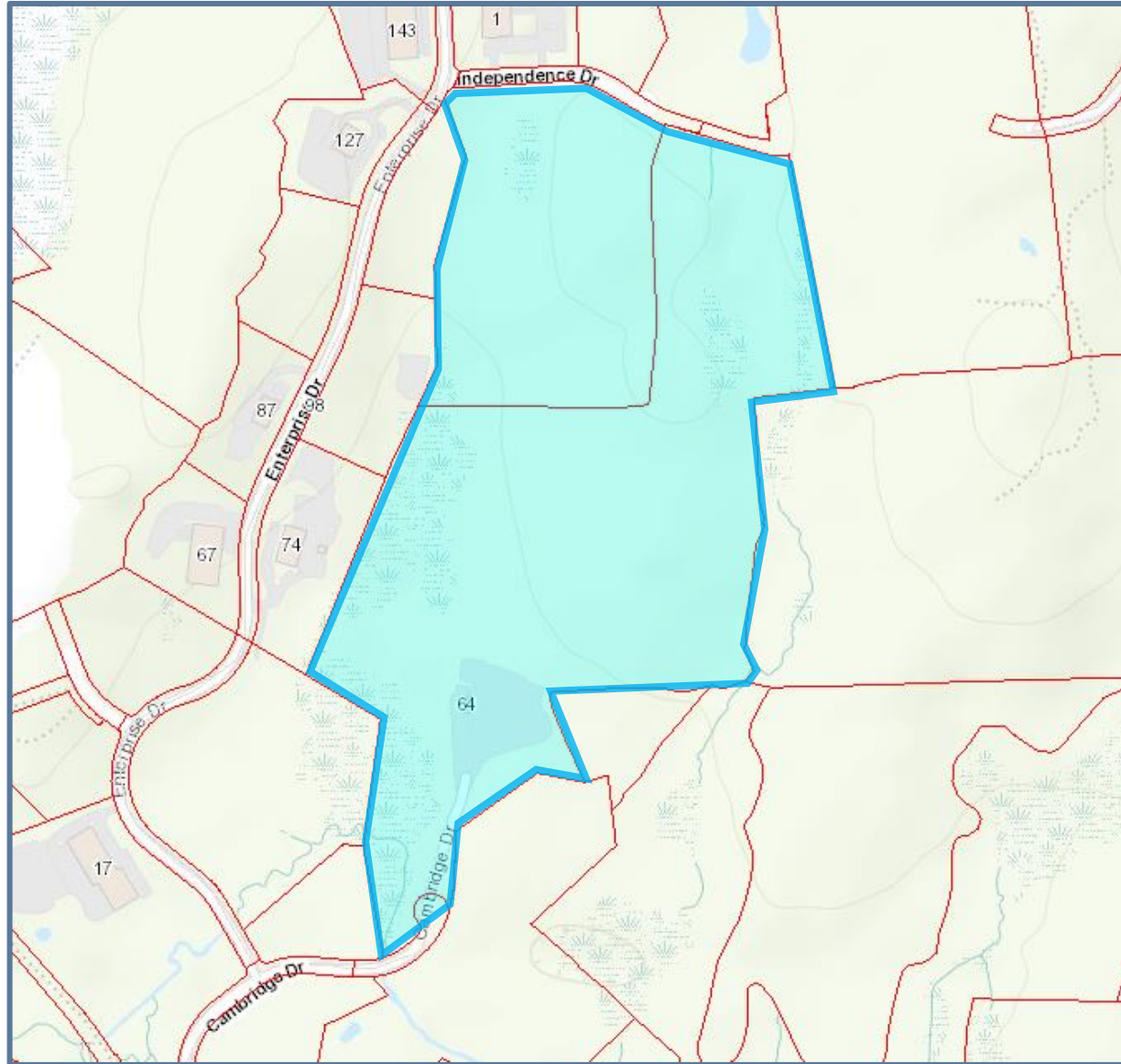


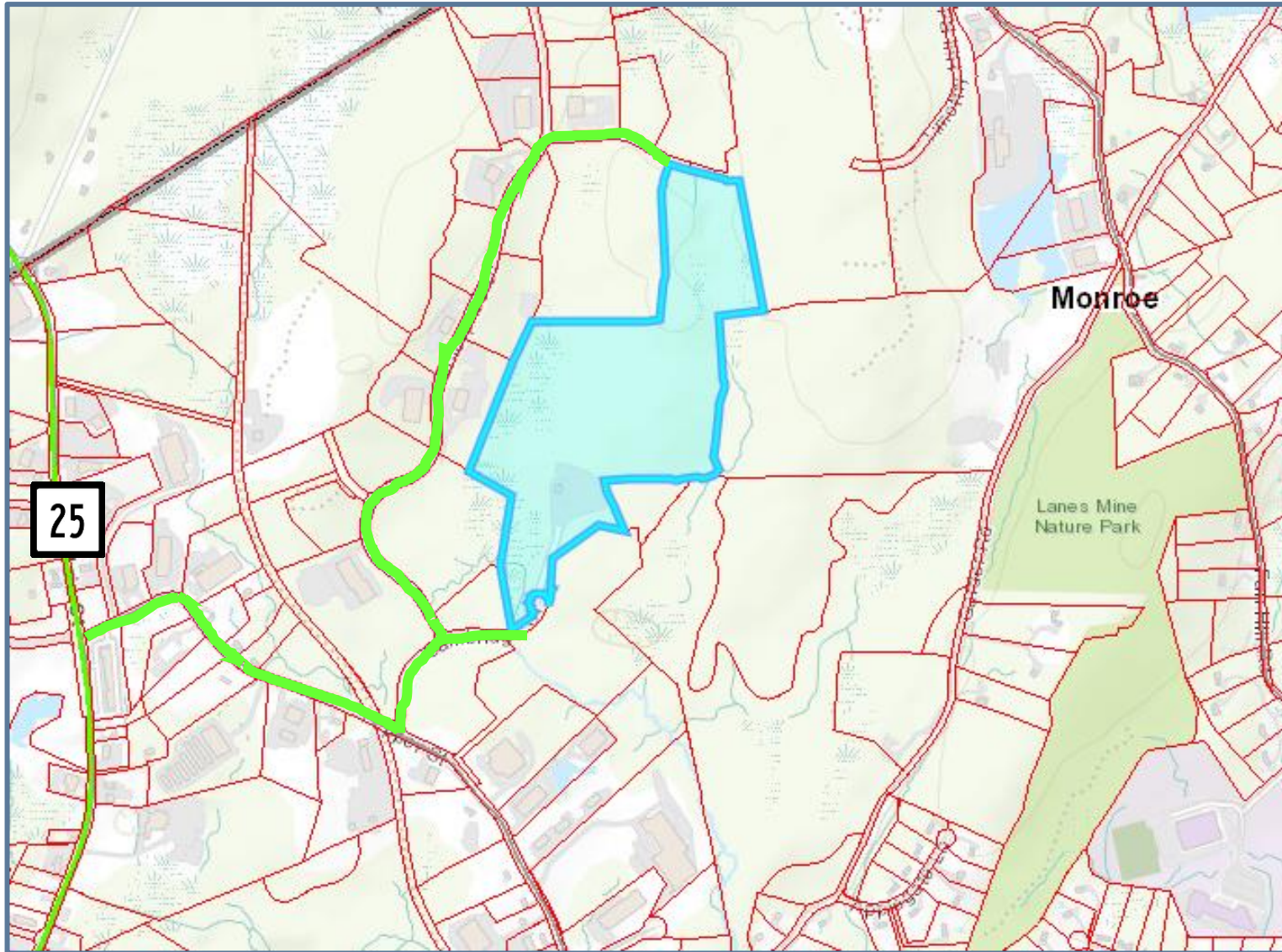
64 Cambridge Drive and 4 Independence Drive, Monroe, Connecticut



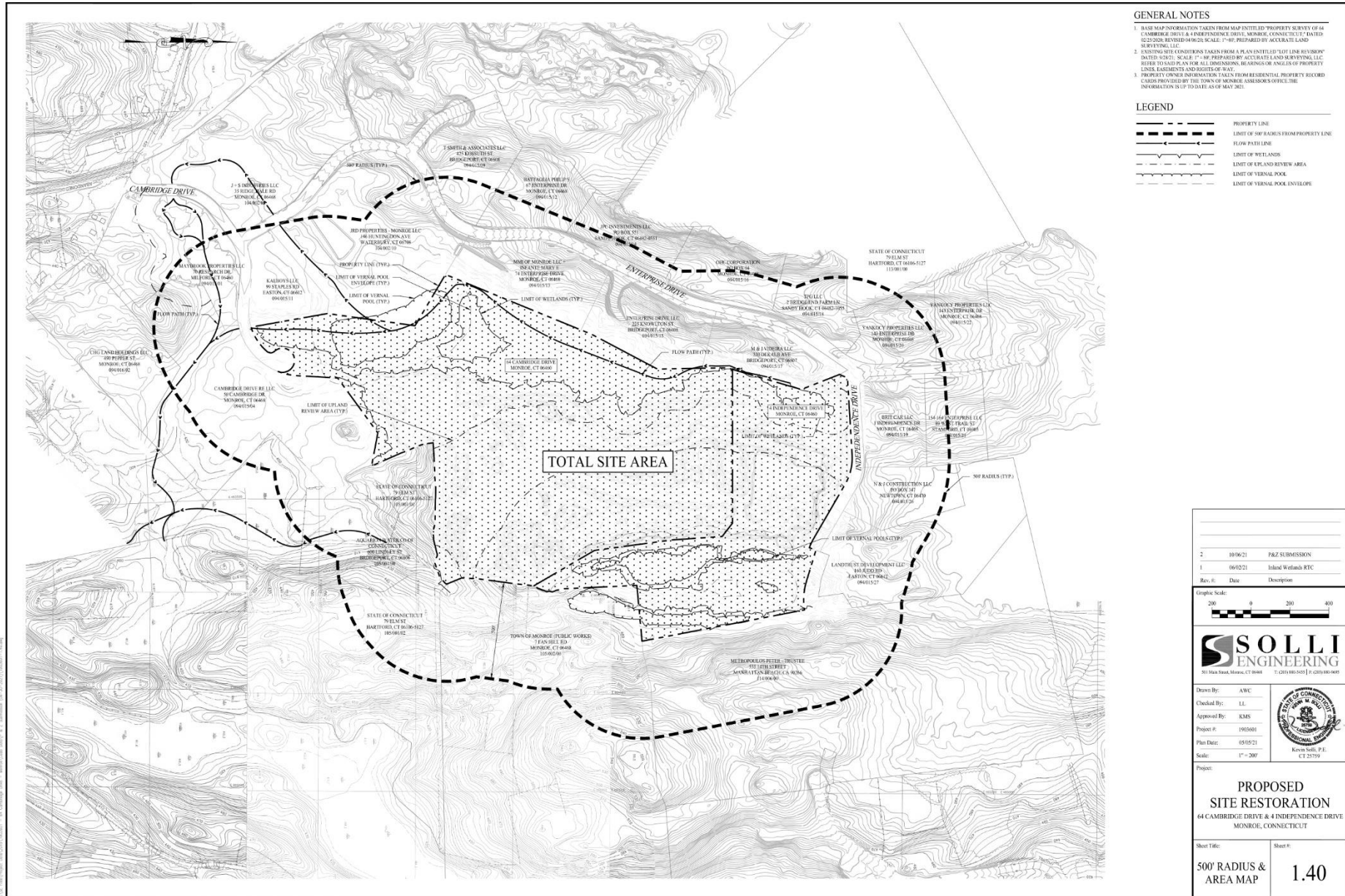
64 Cambridge Drive Monroe 75 Mile Radius







Rendering of possible layout



- GENERAL NOTES**
1. BASE MAP INFORMATION TAKEN FROM MAP ENTITLED "PROPERTY SURVEY OF 64 CAMBRIDGE DRIVE & 4 INDEPENDENCE DRIVE, MONROE, CONNECTICUT" DATED 02/25/2008, REVISED APRIL SCALE: 1"=40' PREPARED BY ACCURATE LAND SURVEYING, LLC.
 2. SAVING DATA (LINES) TAKEN FROM A PLAN ENTITLED "TOP LIME SANDSTONE" DATED 02/20/21, SCALE: 1"=40' PREPARED BY ACCURATE LAND SURVEYING, LLC. SETS TO ADAPT FOR ALL DIMENSIONS, BEINGS OR ANGLES OF PROPERTY, UNDER EASEMENTS AND RIGHTS-OF-WAY.
 3. PROPERTY OWNER INFORMATION TAKEN FROM RESIDENTIAL PROPERTY RECORD CARDS PROVIDED BY THE TOWN OF MONROE ASSESSOR'S OFFICE. THE INFORMATION IS UP TO DATE AS OF MAY 2021.
- LEGEND**
- PROPERTY LINE
 - LIMIT OF 500' RADIUS FROM PROPERTY LINE
 - FLOW PATH LINE
 - LIMIT OF WETLANDS
 - LIMIT OF WETLAND REVIEW AREA
 - LIMIT OF VERNAL POOL
 - LIMIT OF VERNAL POOL ENVELOPE

2	10/16/21	PR2 SUBMISSION
1	06/02/21	Inland Wetlands RTC
Rev. #	Date	Description

Graphic Scale: 0 200 400

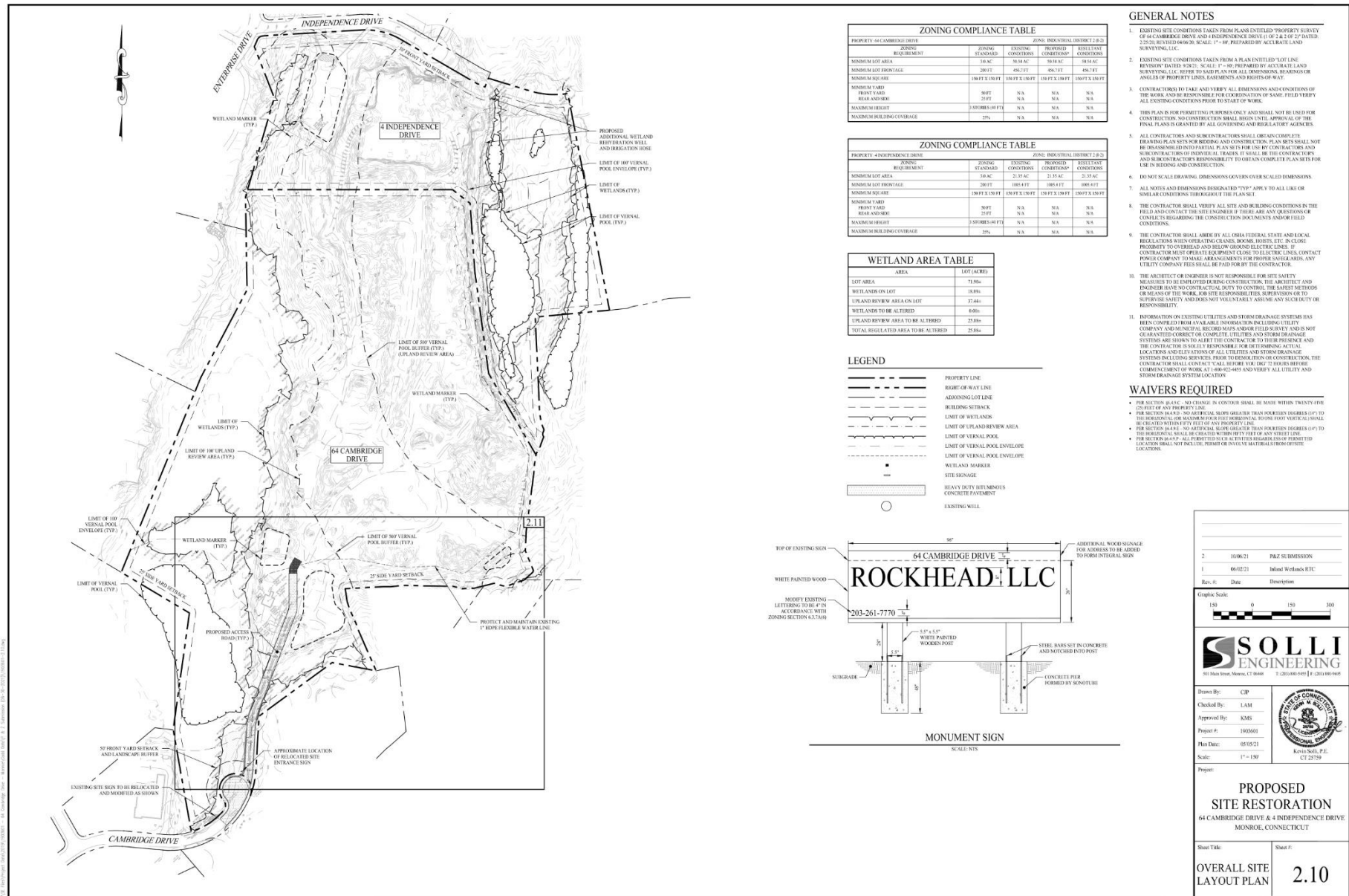
SOLLI ENGINEERING
301 Main Street, Westport, CT 06881 | P: (203) 960-5000

Drawn By: ABC
Checked By: LL
Approval By: KMS
Project #: 1905040
Plan Date: 05/05/21
Scale: 1" = 200'

Project:
PROPOSED SITE RESTORATION
64 CAMBRIDGE DRIVE & 4 INDEPENDENCE DRIVE
MONROE, CONNECTICUT

Sheet Title: **500' RADIUS & AREA MAP** | Sheet #: **1.40**

Rendering of possible layout



- ### GENERAL NOTES
- EXISTING SITE CONDITIONS TAKEN FROM PLANS ENTITLED "PROPERTY SURVEY OF 64 CAMBRIDGE DRIVE AND INDEPENDENCE DRIVE" DATED 8/21/21 BY DATE 2/25/24 REVISED 6/26/24 SCALE: 1"=80' PREPARED BY ACCURATE LAND SURVEYING, LLC.
 - EXISTING SITE CONDITIONS TAKEN FROM A PLAN ENTITLED "LOT LINE REVISION" DATED 9/8/21, SCALE: 1"=30', PREPARED BY ACCURATE LAND SURVEYING, LLC. REFER TO SAID PLAN FOR ALL PROPERTY LINES, BEARINGS OR ANGLES OF PROPERTY LINES, EASEMENTS AND RIGHTS-OF-WAY.
 - CONTRACTOR TO TAKE AND VERIFY ALL DIMENSIONS AND COORDINATES OF THE WORK AND BE RESPONSIBLE FOR CORRECTIONS IF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
 - THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. NO CONSTRUCTION SHALL BEGUN UNTIL APPROVAL OF THE FINAL PLAN IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
 - ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE EROSION PLAN SETS FOR EROSION AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF OTHER TRADES. IT SHALL BE THE CONTRACTORS' AND SUBCONTRACTORS' RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN EROSION AND CONSTRUCTION.
 - DO NOT SCALE DRAWING. DIMENSIONS GOVERN OVER ALL DIMENSIONS.
 - ALL NOTES AND DIMENSIONS DESIGNATED "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PLAN SET.
 - THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONCERNS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
 - THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BUCKLE, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD AND BELOW POWER LINES. CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROTECTIVE LINES. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
 - THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFETY METHODS OR MEANS OF THE WORK, FOR SITE RESPONSIBILITY, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
 - INFORMATION ON EXISTING UTILITIES AND Storm Drainage SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS. ANSIOB FIELD SURVEY AND NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND DEPTHS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING CONVEYERS. PRIOR TO RESOLUTION OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES AND STORM DRAINAGE COMPANY CLIENTS OF WORK AT 1-800-452-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATION.

- ### WAIVERS REQUIRED
- FOR SECTION 2-6A-2, NO CHANGE IN CONTOUR SHALL BE MADE WITHIN TWENTY-FIVE (25) FEET OF ANY PROPERTY LINE.
 - FOR SECTION 2-6A-2, ANY METRIC SLOPE GREATER THAN FOURTEEN (14) PERCENT TO THE HORIZONTAL, OR MAXIMUM FOUR (4) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL, SHALL BE CREATED WITHIN FIFTY (50) FEET OF ANY PROPERTY LINE.
 - FOR SECTION 2-6A-2, ALL METRIC SLOPE GREATER THAN FOURTEEN (14) PERCENT TO THE HORIZONTAL SHALL BE CREATED WITHIN FIFTY (50) FEET OF ANY STREET LINE.
 - FOR SECTION 2-6A-2, ALL METRIC SLOPE GREATER THAN FOURTEEN (14) PERCENT TO THE HORIZONTAL SHALL NOT INCLUDE PERMIT OR INVASIVE MATERIALS FROM OFFSITE LOCATIONS.

1	06/02/21	PAZ SUBMISSIONS
2	10/06/21	PAZ SUBMISSIONS
3	06/02/21	Inland Wetlands ETC

Rev # Date Description

Graphic Scale: 0 150 300

SOLLI ENGINEERING
30 State Street, Monro, CT 06468 T: 203-840-5142 F: 203-840-6165

Drawn By: CIP
Checked By: LAM
Approved By: KMS
Project #: 1905001
Plan Date: 05/15/21
Scale: 1" = 150'

Kevin Solli, P.E.
CT 29739

PROPOSED SITE RESTORATION
64 CAMBRIDGE DRIVE & 4 INDEPENDENCE DRIVE
MONROE, CONNECTICUT

Sheet Title: **OVERALL SITE LAYOUT PLAN** Sheet #: **2.10**

64 Cambridge Drive and 4 Independence Drive, Monroe, Connecticut

Founded in 1823, Monroe is an outstanding community of nearly 20,000 residents. Monroe offers award-winning schools, safe neighborhoods, beautiful parks, and growth in local business and industry. We offer the convenience of several restaurants and retail shopping while maintaining a New England, small-town charm.

Monroe is a great home for your Corporate Headquarters, Commercial, Manufacturing, Warehouse, and Industrial Development. Monroe is also a wonderful community to locate your Retail, Hospitality, Office, Small or Home based business.

The economic success of Monroe is a partnership and team effort of its residents, civic leaders and business community.

Monroe's EDC efforts are focused on attracting and retaining a balanced mix of businesses. Our goals are to help our business and community partners grow thus increasing employment opportunities, continuing to attract skilled workers, increasing the community tax base, and providing the town with a stable economy, while maintaining Monroe's character and charm.

UNIVERSITIES WITHIN A 30 MILE RADIUS

Fairfield University

Post University 20 miles

Quinnipiac University 33 miles

Sacred Heart University

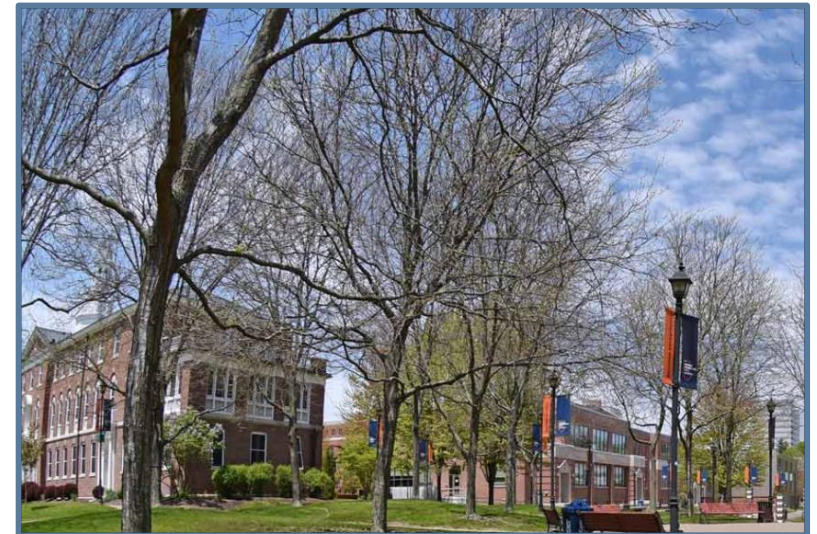
Southern CT University 26 miles

University of New Haven 15 miles

UB 27 miles

UConn 30 miles

Western University



Monroe, Connecticut

19,546

General

ACS, 2015–2019

	Monroe	State
Land Area <i>mi²</i>	26	4,842
Population Density <i>people per mi²</i>	750	738
Number of Households	6,673	1,370,746
Median Age	43.3	41.0
Median Household Income	\$118,669	\$78,444
Poverty Rate	3%	10%

Economy

Top Industries

CT Department of Labor, 2019

	Employment	Employers	Av. Wages
1 Retail Trade	834	66	\$37,651
2 Manufacturing	778	30	\$54,101
3 Local Government	737	15	\$66,825
4 Accommodation & Food Services	735	57	\$17,819
5 Health Care & Social Assistance	436	47	\$53,387
All Industries	5,482	671	\$51,388

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 2,492

New Business Registrations by Year

2001	125	2006	152	2011	132	2016	149
2002	147	2007	149	2012	157	2017	177
2003	168	2008	141	2013	141	2018	188
2004	165	2009	134	2014	151	2019	157
2005	179	2010	166	2015	159	2020	174

Key Employers

Data from municipalities, 2021

- 1 Seymour Sheridan Inc
- 2 Victorinox Swiss Army Inc
- 3 Victorinox Swiss Army
- 4 Northeast Laser Engraving
- 5 Next Street

Demographics

ACS, 2015–2019

Age Distribution

Age Group	Monroe	State
Under 10	2,069 (11%)	11%
10 to 19	3,241 (17%)	13%
20 to 29	1,801 (9%)	13%
30 to 39	1,970 (10%)	12%
40 to 49	2,735 (14%)	13%
50 to 59	3,384 (17%)	15%
60 to 69	2,209 (11%)	12%
70 to 79	1,495 (8%)	7%
80 and over	642 (3%)	5%

Race and Ethnicity

Race/Ethnicity	Monroe	State
Asian <i>Non-Hispanic (NH)</i>	4%	4%
Black <i>NH</i>	2%	10%
Hispanic or Latino/a <i>Of any race</i>	7%	16%
White <i>NH</i>	85%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

Language Spoken at Home

Language	Monroe	State
English	78%	87%
Spanish	4%	12%

Educational Attainment

Education Level	Monroe	State
High School Diploma Only	23%	27%
Associate Degree	8%	10%
Bachelor's Degree	22%	27%
Master's Degree or Higher	17%	22%

Housing

ACS, 2015–2019

	Monroe	State
Median Home Value	\$370,200	\$275,400
Median Rent	\$1,364	\$1,180
Housing Units	7,013	1,516,629

Housing Type	Monroe	State
Owner-Occupied	66%	91%
Detached or Semi-Detached	64%	91%
Vacant	5%	10%

Schools

CT Department of Education, 2020-21

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Monroe School District	PK-12	3,179	36	98%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Monroe School District	73%	82%
Statewide	48%	56%

Monroe, Connecticut

19,546

Labor Force

CT Department of Labor, 2020

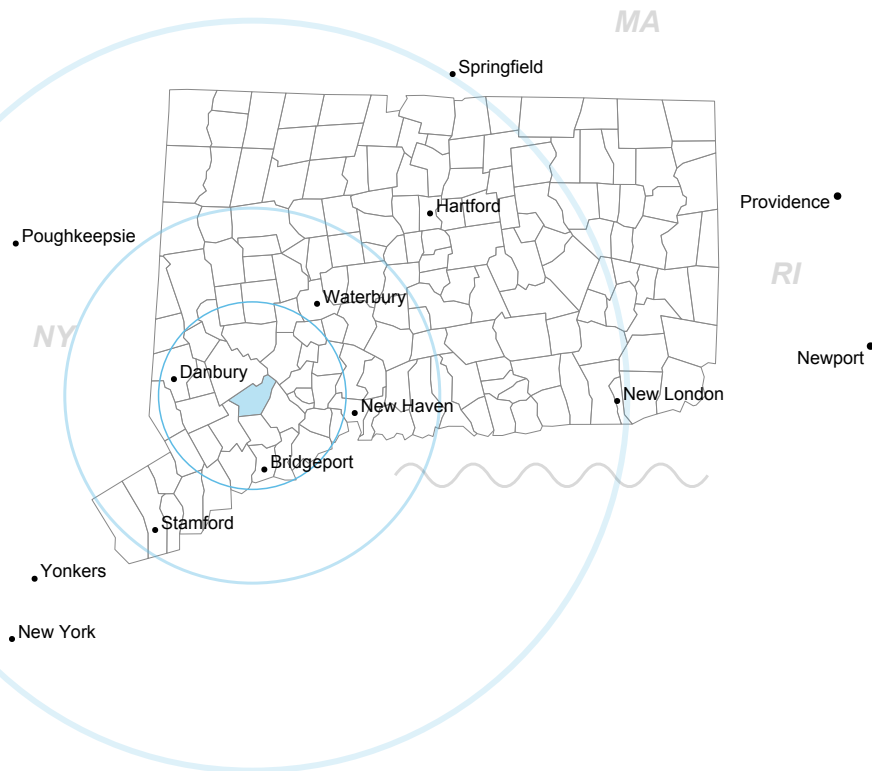
	Monroe	State
Employed	9,015	1,724,621
Unemployed	673	148,010

Unemployment Rate
Self-Employment Rate*

*ACS, 2015-2019



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



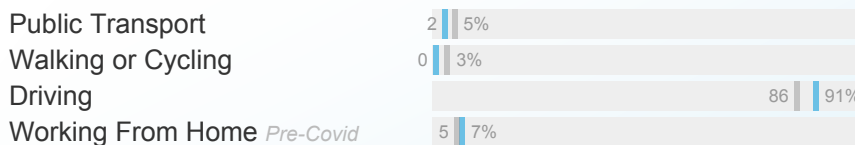
Access

ACS, 2015-2019

	Monroe	State
Mean Commute Time <i>Pre-Covid</i>	33 min	26 min



Commute Mode



Public Transit

CTtransit Service	-
Other Public Bus Operations	-
Train Service	-

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$97,355,639
Property Tax Revenue	\$76,743,249
per capita	\$3,944
per capita, as % of state av.	130%
Intergovernmental Revenue	\$18,055,609
Revenue to Expenditure Ratio	104%

Boston*

Municipal Expenditure

Total Expenditure	\$93,674,089
Educational	\$67,010,629
Other	\$26,663,460

Grand List

Equalized Net Grand List	\$3,175,730,981
per capita	\$163,109
per capita, as % of state av.	106%
Comm./Indust. Share of Net Grand List	10%

Actual Mill Rate	35.76
Equalized Mill Rate	24.18

Municipal Debt

Moody's Rating	Aa2
Total Indebtness	\$40,234,951
per capita	\$2,067
per capita, as % of state av.	80%
as percent of expenditures	43%

Annual Debt Service	\$6,106,639
as % of expenditures	7%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
ctdata.org/sitefinder

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 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to info@ctdata.org.

These Profiles can be used free of charge by external organizations, as long as AdvanceCT and CTData Collaborative are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.