

INDUSTRIAL UNIT WITH OFFICE SPACE FOR LEASE

262 Quarry Road, Unit N, Milford, CT



To arrange a tour contact:
Scott Zakos 203-226-7101 Ext 4
scott@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.

262 Quarry Road, Milford, CT



SPACE DETAILS

Area: 7,094± SF, 1,500± SF is office space

Ceiling Height: 14' – 16'

Zoning: ID

Parking: In Common

AC: Yes 100%

Loading Docks: 3 exclusive docks

Sprinkler: Yes, wet system

Heating: Gas

Gas: Yes

Water/ Sewer: City

Lease rate: \$10.25 PSF NNN (\$4.20)



Location: Ideal location off exit 40 of I-95

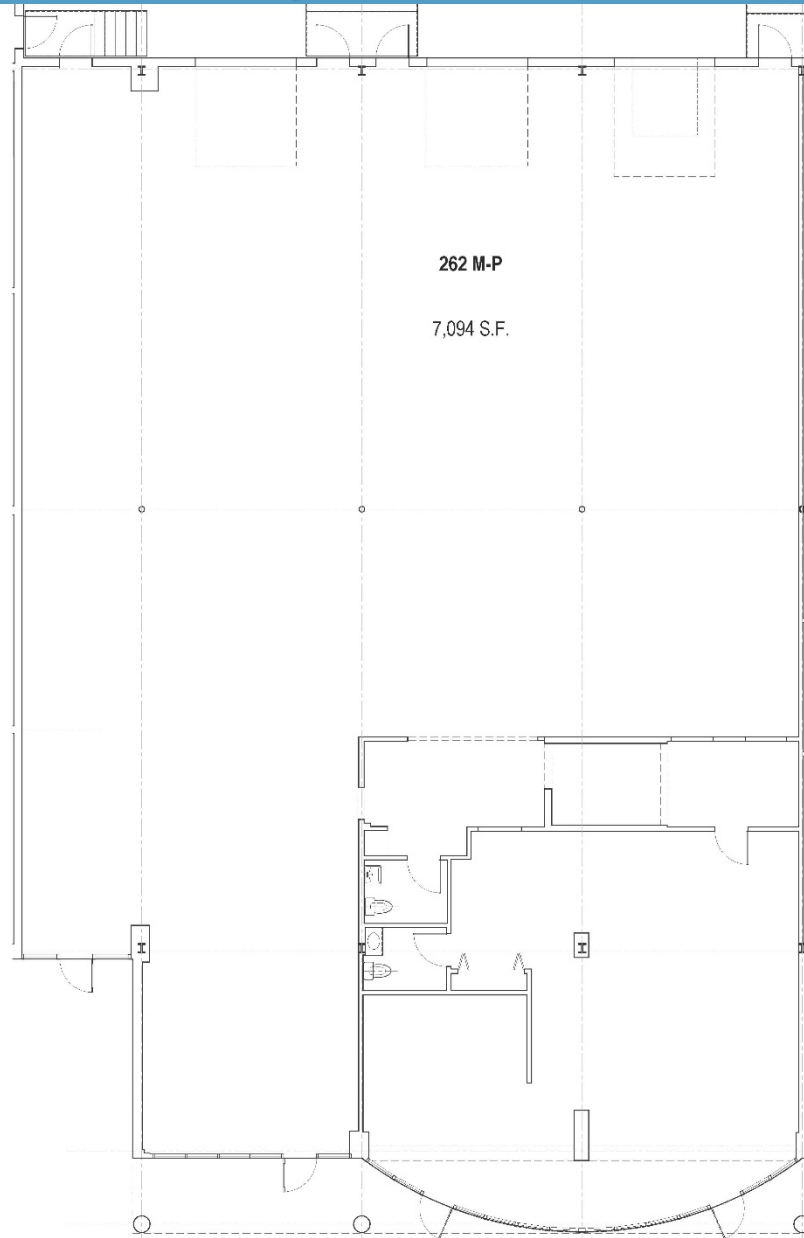


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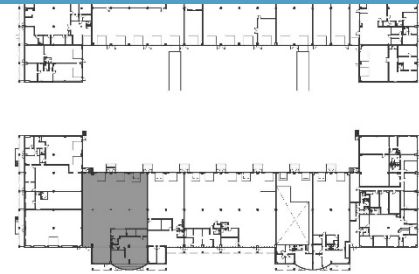


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1 FLOOR PLAN - UNIT 262 M-P
A8 SCALE: 3/16" = 1'-0"



KEY PLAN

WALL TYPES LEGEND

- Existing to remain
- - - Existing to be removed
- /// New Construction

SUBMITTED

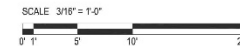
No.	DATE

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262 M-P
 JOB NO. 262
 DATE: 08/20/20
 SCALE: AS SHOWN
 DRAWN: JAW
 CHECKED: JAW
 DATE: 08/20/20

Existing Conditions
 260-280 Quarry Road, Milford, CT
 Prepared for: LVR Real Estate Partners
FLOOR PLAN
JOHN A. WICKO
 ARCHITECT
 L.L.C.
 8 TROBROCK STREET, MILFORD, CT 06460 (203) 878-0000

A8



262 Quarry Road, Milford, CT



SIOR Individual Members
Society of Industrial & Office Realtors

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Milford, Connecticut

General

ACS, 2019–2023	Milford	State
Current Population	52,340	3,598,348
Land Area <i>mi</i> ²	22	4,842
Population Density <i>people per mi</i> ²	2,360	743
Number of Households	22,098	1,420,170
Median Age	47	41
Median Household Income	\$109,580	\$93,760
Poverty Rate	4%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	5,153	49%
2 Retail Trade <i>Food and Beverage Stores</i>	4,777	22%
3 Accommodation and Food Services <i>Food Services and Drinking Places</i>	2,598	87%
4 Manufacturing <i>Fabricated Metal Product Mfg</i>	2,387	23%
5 Wholesale Trade <i>Merchant Wholesalers, Durable Goods</i>	1,629	66%
Total Jobs, All Industries	26,959	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	546	741	728	721	728

Total Active Businesses 5,736

Key Employers

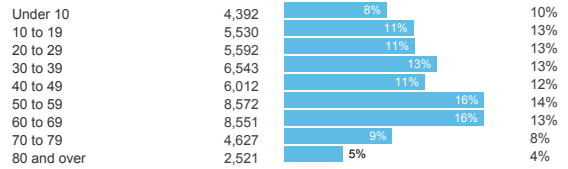
Data from Municipalities, 2025

- 1 Servicom LLC
- 2 Milford Hospital
- 3 Schick-Wilkinson Sword
- 4 Subway World Headquarters
- 5 Doctor's Associates Inc

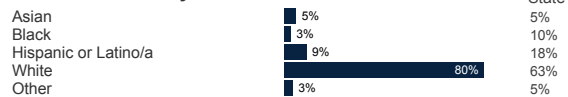
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

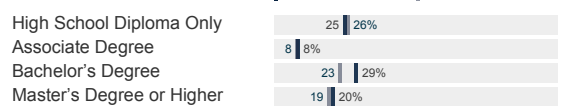


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



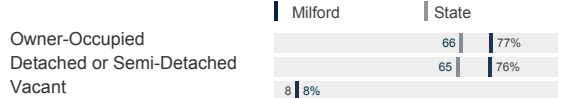
Educational Attainment



Housing

ACS, 2019–2023

	Milford	State
Median Home Value	\$379,300	\$343,200
Median Rent	\$1,822	\$1,431
Housing Units	23,893	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)
Milford School District	PK-12	5,218	220	91%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Milford School District	53%	56%
Statewide	44%	49%

Milford, Connecticut

Labor Force

CT Department of Labor, 2024

	Milford	State
Employed	29,925	1,842,285
Unemployed	977	67,181

Unemployment Rate



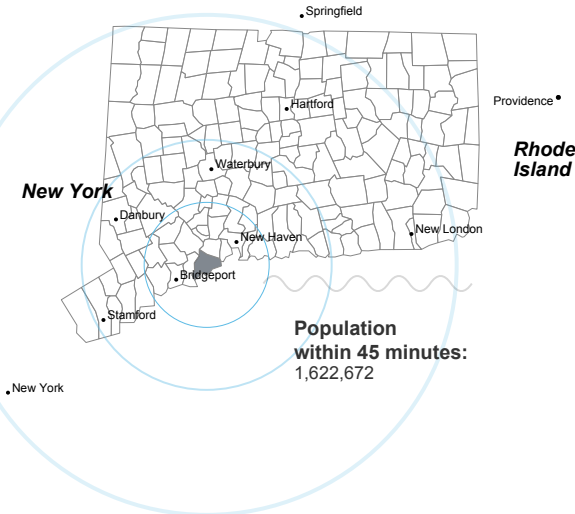
Self-Employment Rate*



*ACS, 2019–2023

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

Massachusetts

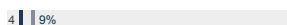


Access

ACS, 2019–2023

	Milford	State
Mean Commute Time *	26 min	26 min

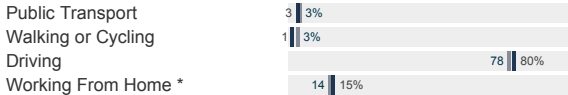
No Access to a Car



No Internet Access



Commute Mode



Public Transit

CT <i>transit</i> Service	New Haven metro, Stamford metro
Other Public Bus Operations	Milford 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	\$231,788,000
Property Tax Revenue	\$187,069,000
per capita	\$3,551
per capita, as % of state avg.	108%
Intergovernmental Revenue	\$29,149,000
Revenue to Expenditure Ratio	98%

Municipal Expenditure

Total Expenditure	\$235,427,000
Educational	\$156,076,000
Other	\$79,351,000

Grand List

Equalized Net Grand List	\$11,507,150,449
per capita	\$218,439
per capita, as % of state avg.	122%
Commercial/Industrial Share of Net Grand List	20%
Actual Mill Rate	27.65
Equalized Mill Rate	16.27

Municipal Debt

Moody's Rating (2024)	Aa1
S&P Rating (2024)	AA+
Total Indebtedness	\$185,178,000
per capita	\$3,515
per capita, as % of state avg.	120%
as percent of expenditures	79%
Annual Debt Service	\$18,723,000
as % of expenditures	8%

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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