



30 NUTMEG DRIVE
TRUMBULL, CT
06611



2425 Post Road, Suite 303
Southport, CT 06890
angelcommercial.com

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

BROKER

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**Prime 36,856 RSF
Warehouse & Flex Space
Adjacent to Route 8 (Exit 7)
for Lease at \$9/RSF NNN**



Angel Commercial, LLC presents a premier **leasing opportunity** at **30 Nutmeg Drive, Trumbull, CT**, offered at **\$9/RSF NNN**. This versatile **36,856 RSF unit** is ideally configured for warehouse, flex, or recreational use (subject to zoning approval). Situated within the highly desirable Trumbull Corporate Park, this space occupies a portion of an **86,894 SF commercial building** on a **5.09-acre lot**, providing tenants with a high-visibility address and abundant on-site parking.

SPACE CONFIGURATION & FEATURES:

Accessed via the building's main entrance, the floor plan is thoughtfully divided to maximize operational efficiency:

- **Warehouse Space (33,856 RSF):** Features an **18' 2" clear ceiling height**, **four loading docks (one equipped with a leveler)**, a manager's office, a breakroom, a mezzanine, and access to two shared restrooms.
- **Office Space (~3,000 RSF):** A professional layout featuring **central air conditioning** and encompassing a reception area, six private offices, a conference room, a kitchenette, and two private restrooms.
- **Infrastructure & Security:** Fully equipped with a wet sprinkler system, video surveillance, an on-site compactor, and three high-voltage transformers located outside the building.

STRATEGIC REGIONAL CONNECTIVITY:

Positioned as a logistical nexus in Fairfield County, 30 Nutmeg Drive offers unparalleled access to the Northeast corridor. Strategically located **just 1.5 miles from Route 8**, the property provides a **direct 15-mile connection to the I-84** interchange in Waterbury for seamless regional distribution and commuting.

LOCATION & LIFESTYLE:

Benefit from exceptional highway exposure while enjoying convenient access to a wide array of local amenities across Trumbull and nearby Bridgeport Avenue in Shelton. With its robust infrastructure and highly accessible location, 30 Nutmeg Drive is the premier destination for businesses seeking a high-functioning industrial or flex footprint in Connecticut.

PROPERTY DETAILS



FINANCIAL INFORMATION

Lease Rate:	\$9.00/RSF NNN
CAM Expenses:	\$3.15/RSF (2026)

THE SITE

Space Available:	36,856 RSF
Total Building Size:	86,894 RSF
Land:	5.09 Acres
Zoning:	Light Industry 3-Acre (I-L3)
Year Built:	1967
Construction:	Concrete / Stone Masonry
Stories:	One
Tenancy:	Multiple

FEATURES

Parking:	Abundant
Ceiling Height:	18' 2" Clear
Column Spacing:	30' x 40'
Loading:	Four Loading Docks (One with Leveler)
Amenities:	Compactor, 3 High-Voltage Transformers, Wet Sprinkler System, Video Surveillance System

UTILITIES

Water/Sewer:	Public Water / Public Sewer
A/C:	Central Air Conditioning (Office Only)
Heating:	Gas
Power:	2,000 Amps, 240 Volts, 3-Phase

LOCATION

HIGHWAY

Route 8:	1.5 Miles
Merritt Parkway:	2.3 Miles
I-95:	8.3 Miles
I-84:	~15 Miles

MARINA

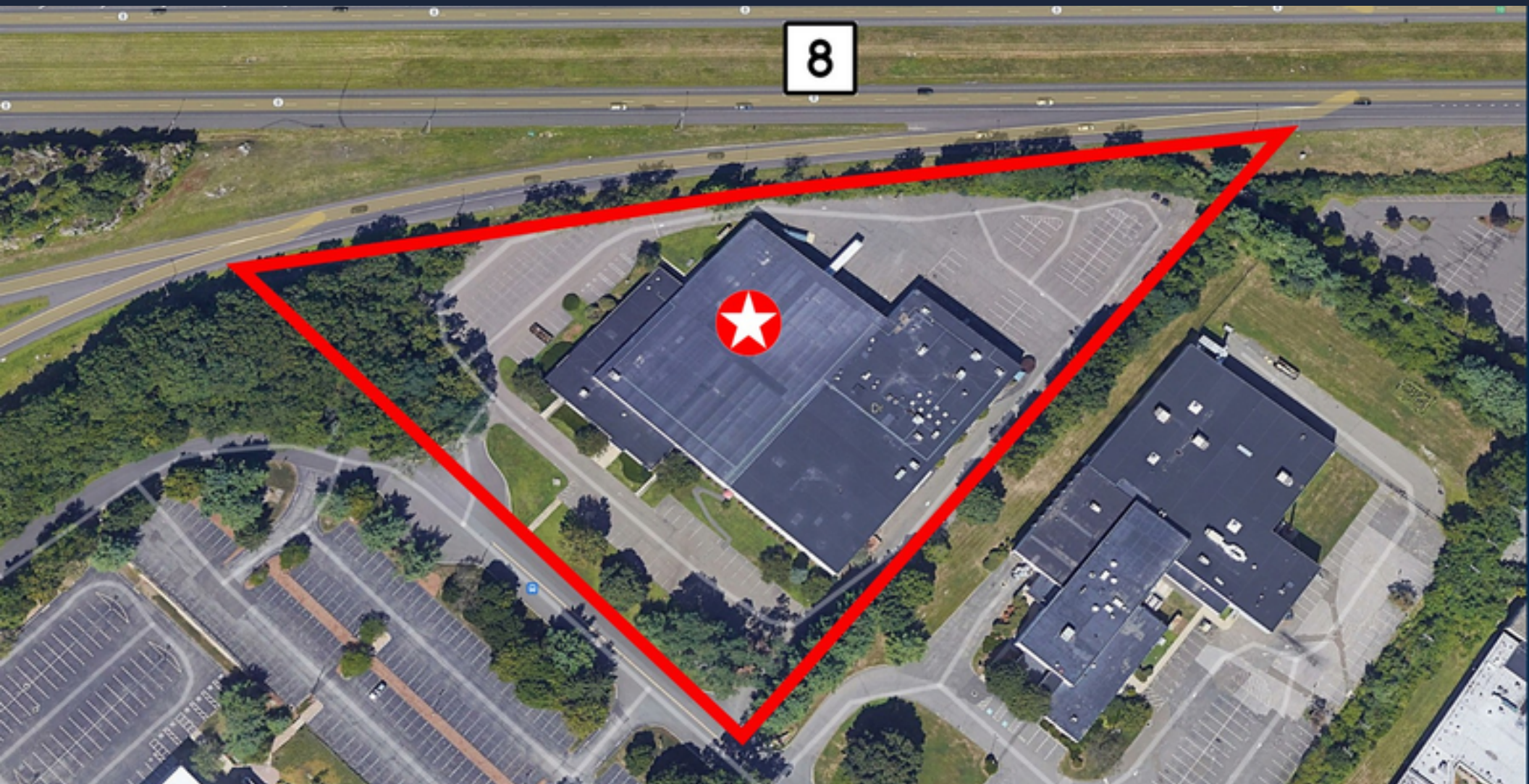
Bridgeport Harbor:	12.6 Miles
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AIRPORT

Sikorsky Memorial:	16.7 Miles
Tweed New Haven:	21.8 Miles

TRAIN STATION

Bridgeport:	8.3 Miles
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OPERATIONAL SITE SPECIFICATIONS



36,856 RSF
Warehouse & Flex Space



Four
Loading Docks



18' 2" Clear Ceiling
Height



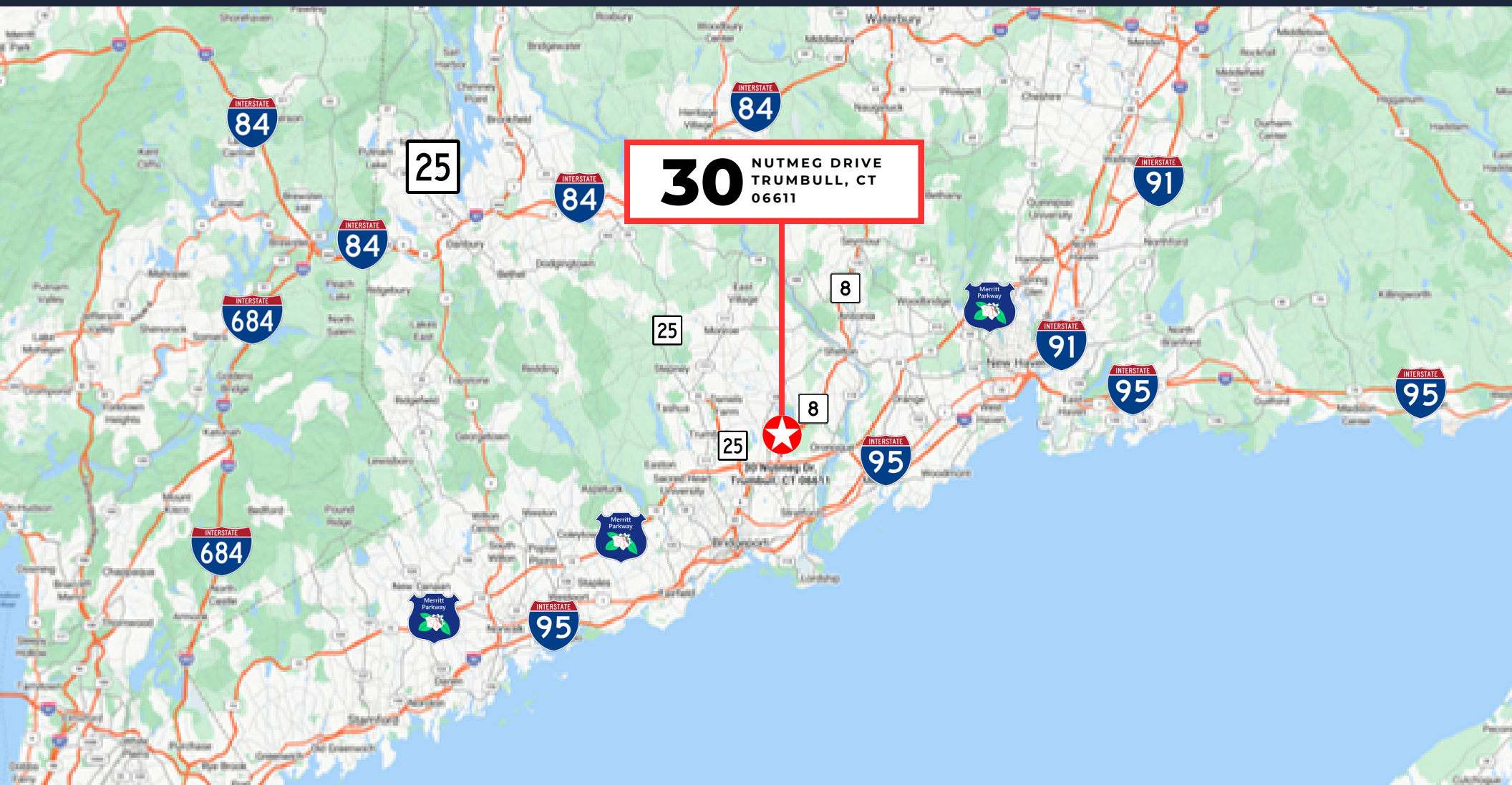
3 High-Voltage
Transformers



Wet Sprinkler
System



Abundant Parking
on 5.09 Acres



A GATEWAY TO THE NORTHEAST CORRIDOR



1.5 Miles
to Route 8



2.3 Miles
to the Merritt Parkway



8.3 Miles
to I-95



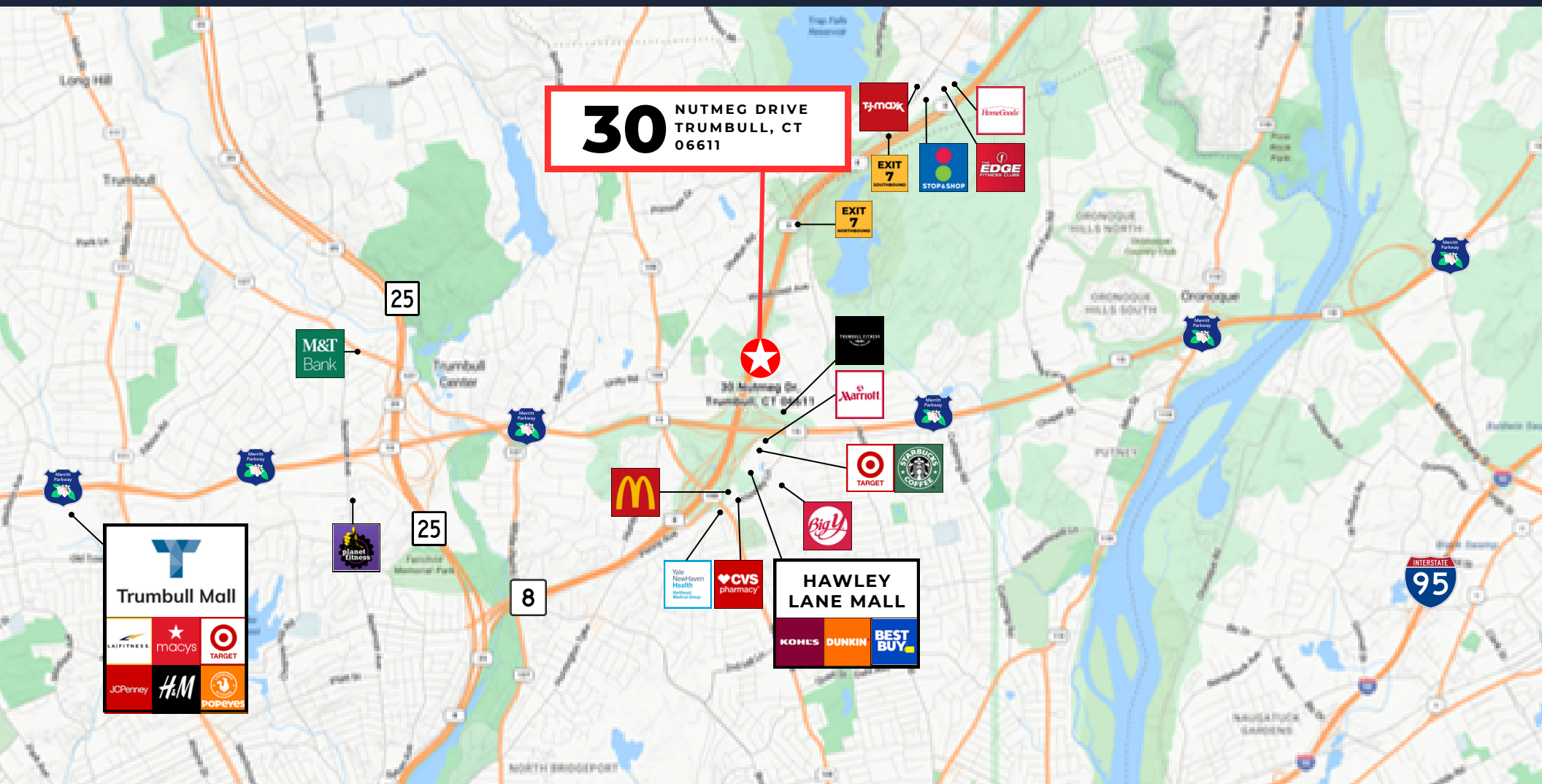
~20 miles
to I-91



~15 miles
to I-84



~40 miles
to I-684



LOCAL AMENITIES & ESSENTIALS



Morning Fuel:
Dunkin' & Starbucks



Retail Therapy:
Target, Kohl's & Best Buy



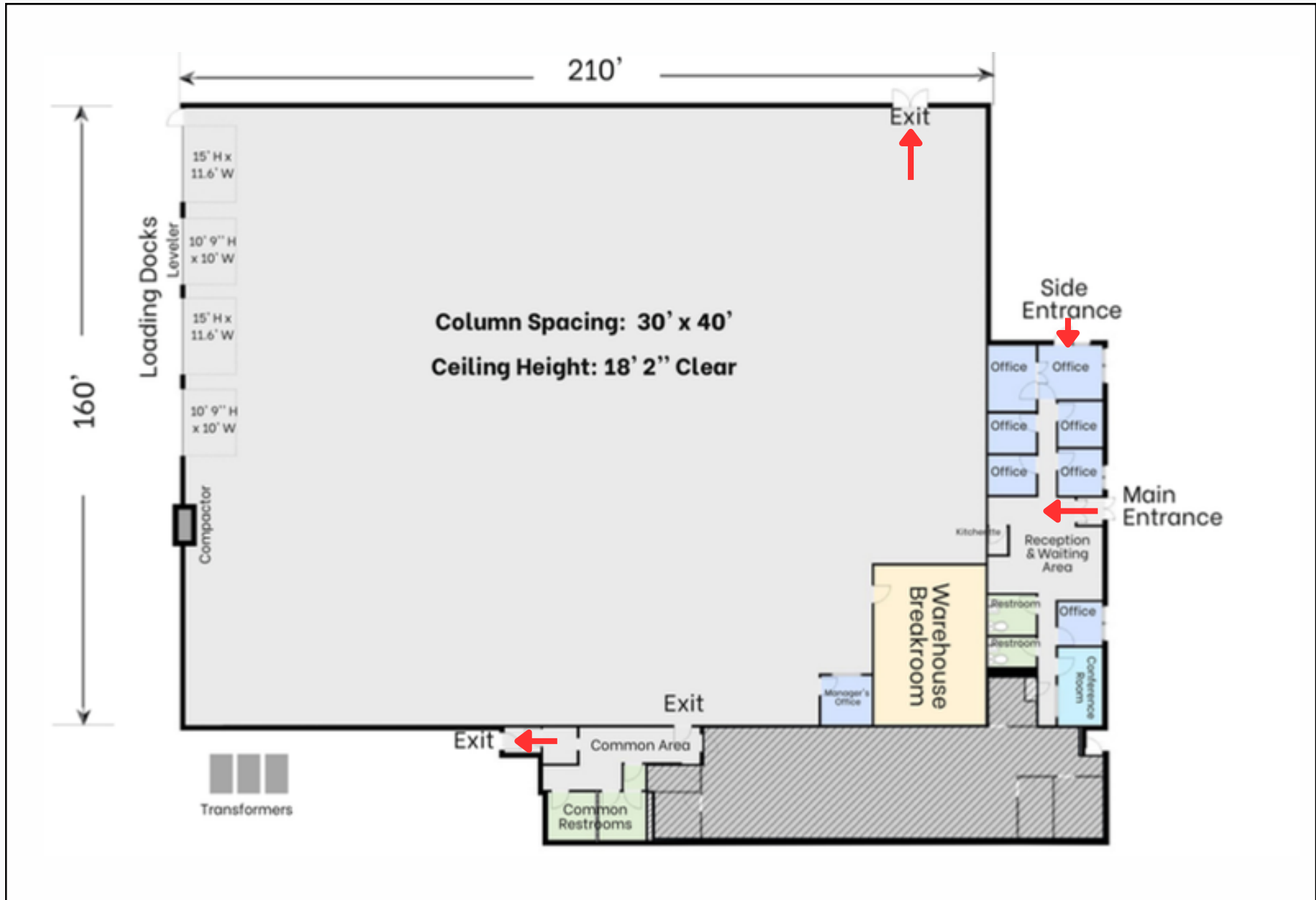
Daily Errands:
Big Y, CVS & M&T Bank



Fitness & Recreation:
Planet Fitness, Trumbull Fitness & D-BAT

FLOOR PLAN

36,856 RSF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

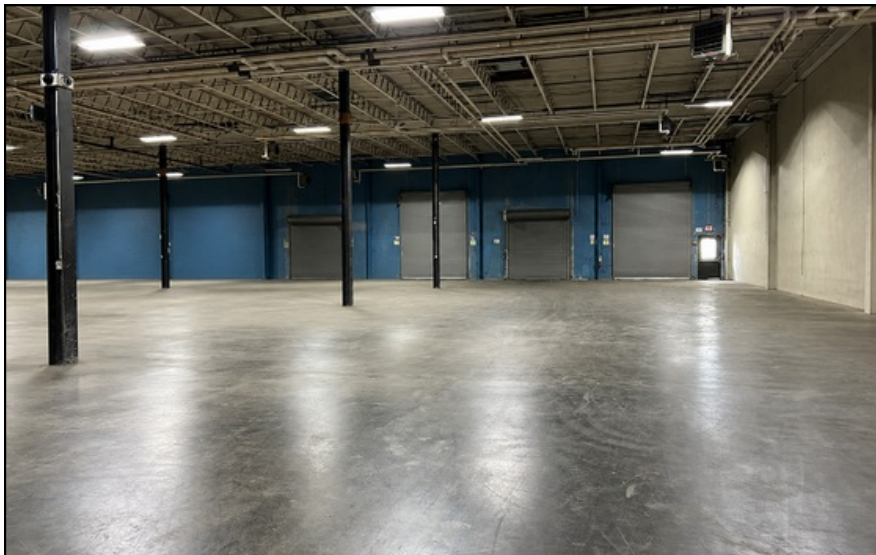
PHOTO GALLERY: WAREHOUSE SPACE



WAREHOUSE SPACE WITH 18' 2" CLEAR CEILING HEIGHT



FOUR LOADING DOCKS



LOADING AREA



ENTRANCE TO MANAGER'S OFFICE AND BREAKROOM

PHOTO GALLERY: OFFICE SPACE



RECEPTION & WAITING AREA



PRIVATE OFFICE

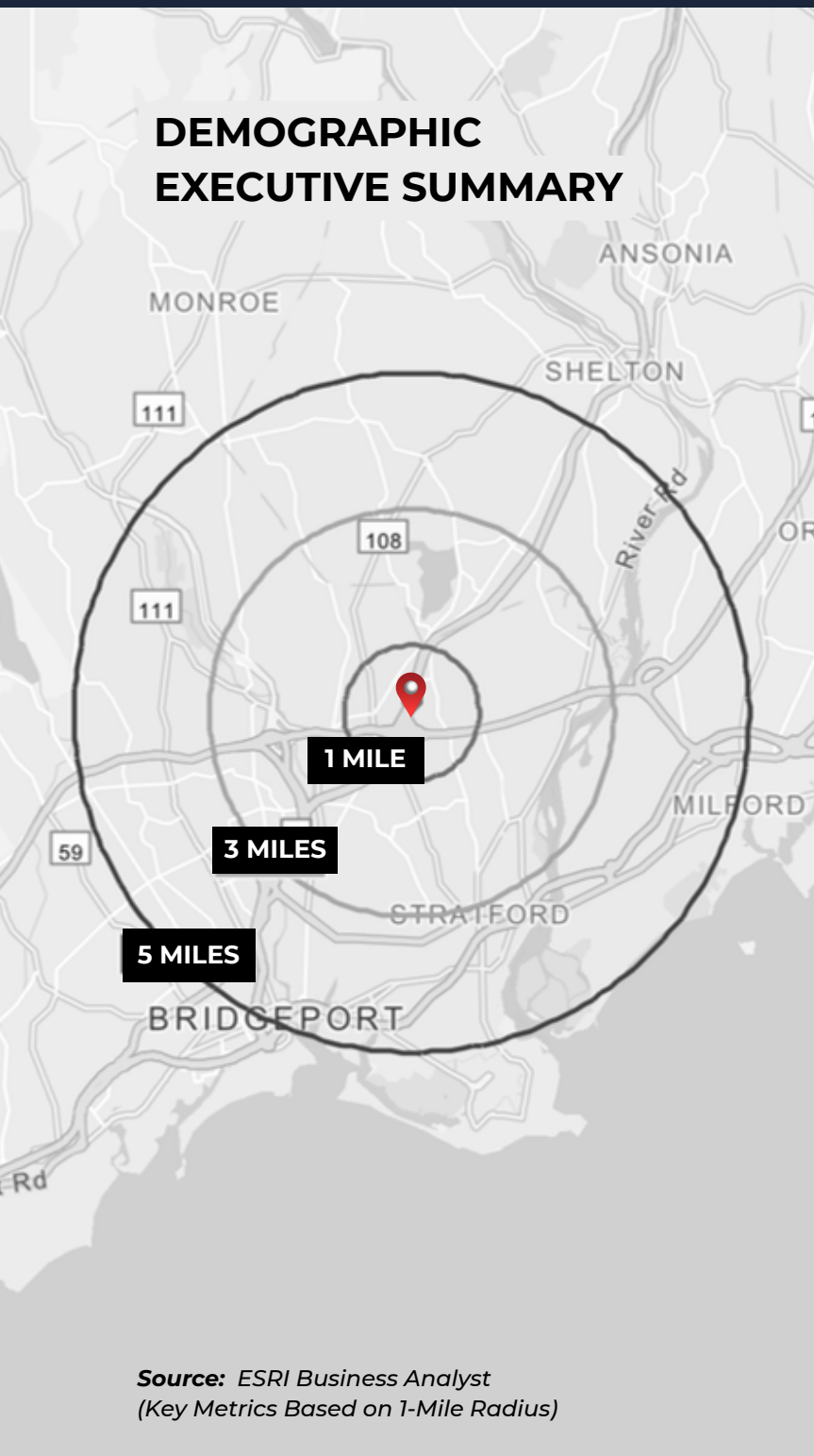


CONFERENCE ROOM



PRIVATE OFFICE

DEMOGRAPHIC EXECUTIVE SUMMARY



Positioned within a **key industrial corridor** in Trumbull, **30 Nutmeg Drive** is supported by an exceptional local demographic profile. The immediate 1-mile radius features a highly affluent population with an **Average Household Income of \$198,813**. With a **daytime population of 6,504**, the area provides a robust environment for industrial and commercial operations, benefiting from a significant daily influx of workers and professionals.

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	4,276	67,409	241,733
Daytime Population	6,504	68,783	230,436
Total Households	1,564	25,745	91,633
Average Household Income	\$198,813	\$145,491	\$122,876
Median Household Income	\$165,471	\$114,609	\$88,921

EDUCATION & WORKFORCE



Educational Attainment: **53% of residents hold a bachelor's, graduate, or professional degree**, reflecting a highly sophisticated local workforce capable of supporting management, R&D, and specialized industrial sectors.



Professional Workforce: The area features a **76% white-collar** employment rate, providing a deep talent pool of administrative and executive professionals alongside a skilled labor force.



Labor Market Strength: The local unemployment rate is an incredibly low **2.7%**, significantly outperforming regional and national averages, indicating a highly stable and engaged economic environment.

HOUSING CHARACTERISTICS



Exceptional Home Ownership: **93.3%** of housing units in the immediate 1-mile radius are **owner-occupied**. This represents a remarkably stable residential base with high property pride and long-term community investment.



Household Composition: The area is characterized by established families and larger households, with **44% of residents living in 4-person households**, highlighting a demographic of mid- to senior-level professionals with significant local roots.

Source: ESRI Business Analyst
(Key Metrics Based on 1-Mile Radius)

TRUMBULL, CONNECTICUT

STRATEGIC LOCATION & ACCESSIBILITY

Located in Fairfield County, Trumbull offers direct access to Route 8, Route 15 (Merritt Parkway), and Route 25, ensuring seamless transportation for logistics and workforce commuting. Just 60 miles from New York City, it provides easy access to major airports and the Port of Bridgeport for global connectivity.

ECONOMIC GROWTH & BUSINESS ADVANTAGES

Trumbull fosters a business-friendly climate with diverse industries, including manufacturing, logistics, healthcare, and technology. The town supports development with Professional Office Overlay Zones and industrial expansion incentives, making it ideal for flex and warehouse spaces.

DEMOGRAPHICS & WORKFORCE

- **Population:** 38,570 with a highly skilled labor force
- **Median Household Income:** \$169,000+
- **Workforce Pipeline:** Graduates from Fairfield University, Sacred Heart University, and University of Bridgeport
- **Key Employment Sectors:** Manufacturing, logistics, technology, and finance

RETAIL & COMMERCIAL ACTIVITY

- **Trumbull Mall:** Major retailers including Macy's, Target, and JCPenney
- **Trumbull Center & Hawley Lane:** Mixed-use office, retail, and dining spaces
- **Growing Industrial Market:** Demand for warehouse, distribution, and R&D spaces

RESIDENTIAL MARKET & QUALITY OF LIFE

- **Diverse Housing Options:** Single-family homes, townhouses, and apartments
- **Strong Real Estate Market:** High demand and property value appreciation
- **Easy Commuting Access:** To Bridgeport, Stamford, and New York City

CULTURAL & RECREATIONAL ACTIVITIES

- **Theaters & Entertainment:** AMC Marquis 16 and Trumbull Community Theatre
- **Parks & Outdoor Recreation:** Pequonnock River Trail, Indian Ledge Park, Twin Brooks Park
- **Sports & Leisure:** Tashua Knolls Golf Course, tennis courts, and a BMX track

EDUCATION & WORKFORCE DEVELOPMENT

- **Top-Ranked Schools:** Among the best in Connecticut
- **Higher Education:** Access to Fairfield University, Sacred Heart University, and University of Bridgeport
- **Workforce Training:** Local programs for manufacturing, logistics, and tech industries

NEXT STEPS

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VIEW ZONING
REGULATIONS



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ONLINE LISTING



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