

INDUSTRIAL/FLEX FOR LEASE

24 Sodom Lane, Derby, CT



To arrange a tour contact:
Silvester Garza
203-226-7101 Ext 8
silvester@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.

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Renovated offices consisting of reception and conference areas, a kitchenette/break room and two restrooms.

Prime location with immediate value.



PROPERTY DETAILS

Space Available: 2,771± SF
▪ Sub-dividable to 1,406± SF

Land Area: .58 acre

Zoning: B-1

Parking: 15±

Year Built: 1973

Ceiling Height: 16'

Loading: 1 dock, 1 drive in door

AC: yes, central air

Heating: gas heat

Water/ Sewer: City

Separately metered utilities

Price: Contact Broker for pricing



Location: Convenient to route 34, Derby/Orange.
Within 6 mins. To Route 8 exit 12B
Within 2 mins. to Merritt Parkway exit 42A & 42B



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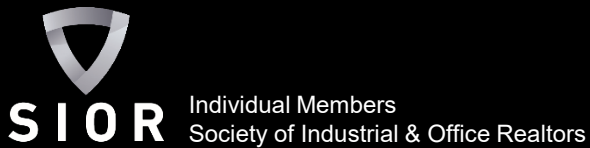


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Route 34




SIOR Individual Members
Society of Industrial & Office Realtors

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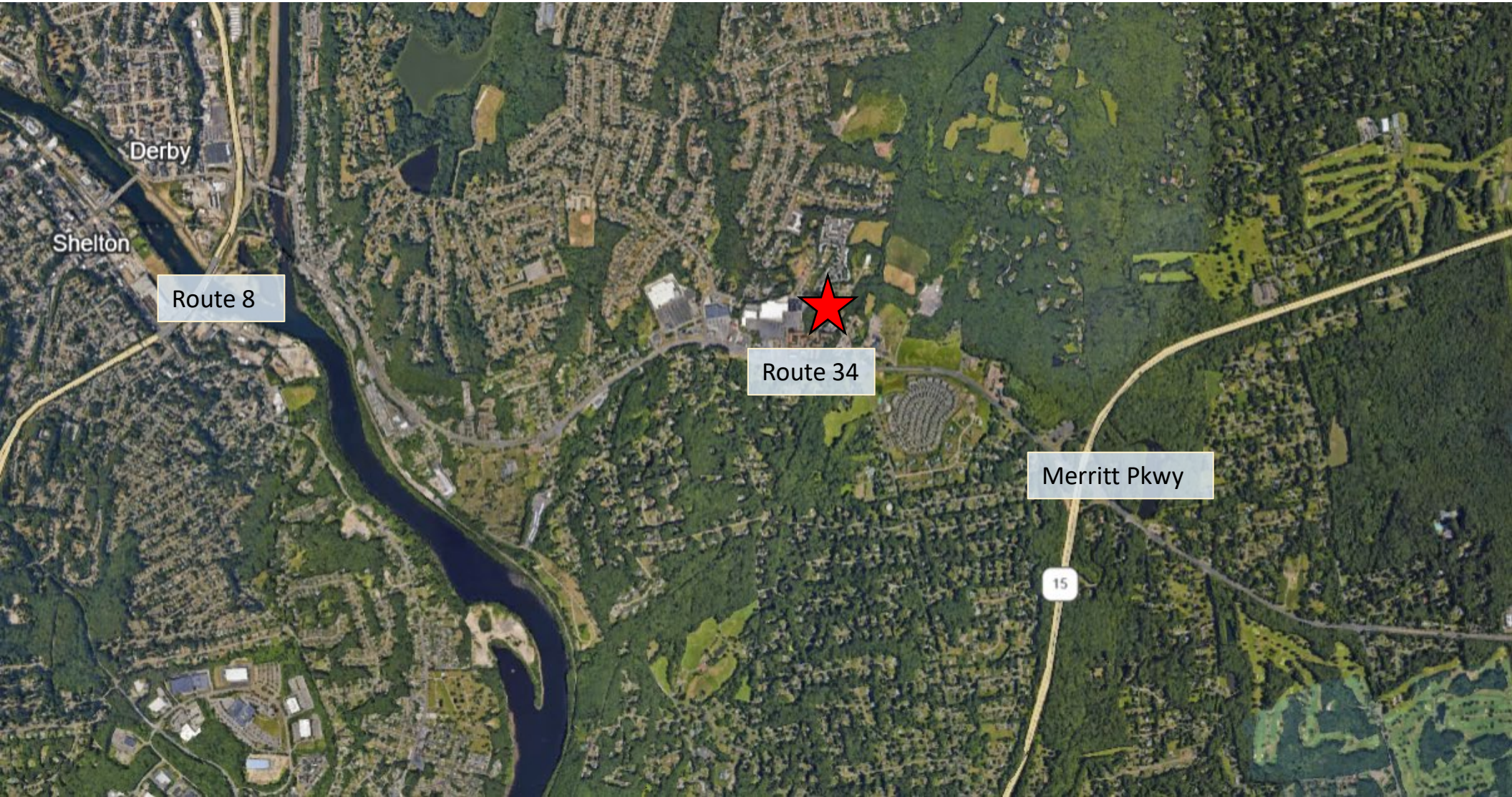
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§ 195-15. Business - 1 (B-1) Zone.

- A. Intent. These zones are designed to accommodate heavy commercial and retail functions necessary for service to the community, including general automotive sales and service uses. The zones are situated on main highways and thoroughfares, and applicable standards are designed to recognize, preserve and improve the character of existing development as well as to be consistent with the intensity of use in adjacent residential areas; parking needs for each development will be satisfied on its own lot. Any new residential construction in these zones would be inconsistent with the purpose of the zones and would occur under conditions unfavorable for residential occupancy.
- B. Permitted uses. Permitted uses in the B-1 Zone shall be as follows:
- (1) Animal hospital.
 - (2) Medical and dental clinics.
 - (3) Wholesale business.
 - (4) Warehouses.
 - (5) Public utility buildings.
 - (6) Retail business.
 - (7) Service facilities only when accessory to allowable retail business.
 - (8) Laundromat.
 - (9) Bank.
 - (10) Restaurant (including carry out or drive-in).
 - (11) Theatre (movie or live entertainment).
 - (12) Office buildings.
 - (13) Automatic car wash.
 - (14) Personal service store or studio.
- C. Accessory uses. Accessory uses in the B-1 Zone shall be as follows: customary accessory structures.
- D. Special exceptions. Special exceptions in the B-1 Zone shall be as follows:
- (1) Public and semipublic buildings.
 - (2) Gasoline service stations and/or car wash.
 - (3) Motor vehicle repair facilities when part of a gasoline service station.
 - (4) Research laboratories.

- (5) Shopping center containing not less than eight separate business establishments, at least one of which shall be not less than 10,000 square feet in size.

E. Bulk requirements. Bulk requirements in the B-1 Zone shall be as follows:

- (1) Each lot shall have an area of at least 30,000 square feet and a width of at least 200 feet measured at the front yard setback line.
- (2) Maximum lot coverage: 35%.
- (3) Maximum height: 35 feet.
- (4) Minimum required front yard: 20 feet.
- (5) Minimum required rear yard: 20 feet (50 feet next to an R Zone).
- (6) Minimum required side yard: 20 feet (40 feet next to an R Zone).
- (7) Accessory uses.
 - (a) Building from rear line of lot: five feet (50 feet next to an R Zone).
 - (b) Building from side line of lot: 20 feet (50 feet next to an R Zone).

Derby, Connecticut

General

	Derby	State
ACS, 2019–2023		
Current Population	12,359	3,598,348
Land Area <i>mi</i> ²	5	4,842
Population Density <i>people per mi</i> ²	2,442	743
Number of Households	5,775	1,420,170
Median Age	46	41
Median Household Income	\$76,263	\$93,760
Poverty Rate	9%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance <i>Hospitals</i>	1,395	63%
2 Retail Trade <i>Food and Beverage Stores</i>	1,051	25%
3 Accommodation and Food Services <i>Food Services and Drinking Places</i>	667	98%
4 Government <i>Local Government</i>	546	51%
6 Other Services (except Public Admin) <i>Repair and Maintenance</i>	385	65%
Total Jobs, All Industries	5,013	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	96	140	115	136	153

Total Active Businesses 885

Key Employers

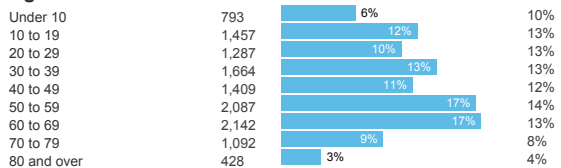
Data from Municipalities, 2025

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

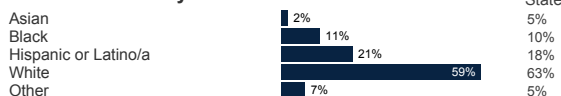
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

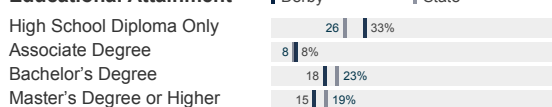


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



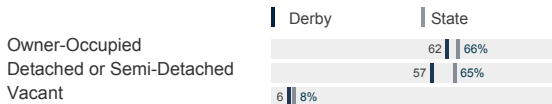
Educational Attainment



Housing

ACS, 2019–2023

	Derby	State
Median Home Value	\$242,300	\$343,200
Median Rent	\$1,453	\$1,431
Housing Units	6,127	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)
Derby School District	PK-12	1,311	63	76%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Derby School District	21%	32%
Statewide	44%	49%

Derby, Connecticut

Labor Force

CT Department of Labor, 2024

	Derby	State
Employed	6,335	1,842,285
Unemployed	322	67,181

Unemployment Rate

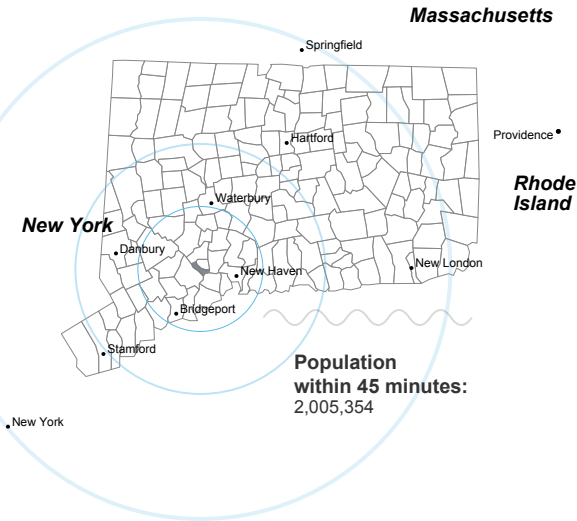


Self-Employment Rate*



*ACS, 2019–2023

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



Access

ACS, 2019–2023

	Derby	State
Mean Commute Time *	27 min	26 min
No Access to a Car	8 9%	
No Internet Access	7 9%	

Commute Mode

Public Transport	0 3%
Walking or Cycling	2 3%
Driving	78 82%
Working From Home *	14 15%

Public Transit

CT <i>transit</i> Service	New Haven metro
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 2021-22

Municipal Revenue

Total Revenue	\$58,001,633
Property Tax Revenue	\$31,762,995
<i>per capita</i>	\$2,570
<i>per capita, as % of state avg.</i>	79%
Intergovernmental Revenue	\$20,007,605
Revenue to Expenditure Ratio	97%

Municipal Expenditure

Total Expenditure	\$59,938,223
Educational	\$29,583,898
Other	\$30,354,325

Grand List

Equalized Net Grand List	\$1,169,770,904
<i>per capita</i>	\$94,657
<i>per capita, as % of state avg.</i>	53%
Commercial/Industrial Share of Net Grand List	12%
Actual Mill Rate	38.60
Equalized Mill Rate	27.18

Municipal Debt

Moody's Rating (2024)	-
S&P Rating (2024)	AA-
Total Indebtedness	\$22,767,564
<i>per capita</i>	\$1,842
<i>per capita, as % of state avg.</i>	63%
<i>as percent of expenditures</i>	38%
Annual Debt Service	\$3,427,689
<i>as % of expenditures</i>	6%

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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