HOULIHAN LAWRENCE
WARECK D'OSTILIO

AVAILABLE FOR SALE

17 ACRE Development Site
50,000 SF Warehouse Development or
Possible 100,000 SF Self Storage Facility

31, 39 & 47 Silvermine Rd, Seymour, CT

CONTIGUOUS LAND and BUILDING FOR SALE: $2.8 MM

**50,000 SF Warehouse
2 Story Self Storage
Silvermine Industrial Park**

- **GI-2 Zoning for all sites**
- **50K SF Footprint**
- **100K Two Story Self Storage**
- **Easily accessed from Rte 8 (Exit 22). And Rte 63**

Ken Ginsberg
Broker
(203) 376-6266
ken@kngrealty.com

174 Cherry Street
Milford CT 06460
(203) 701-4848

HOULIHAN LAWRENCE
WARECK D'OSTILIO

Property Information

Total Building SF	11,000
Available SF	11,000
Year Built	1985
Ceiling Height	12'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	N/A
Overhead Door	N/A
Construction	Concrete/Cinder
HVAC	Heat/AC Split
Electric Service	TBD
Gas	N/A
Column Spacing	N/A
# of Floors	1
Parking	Paved Lot Off Street parking
Bathrooms	Average
Frontage	1,300' +/-
Zoning	GI-2
Acreage	17 +/-
Mil Rate	34.71
Taxes	TBD
Taxes / SF	TBD

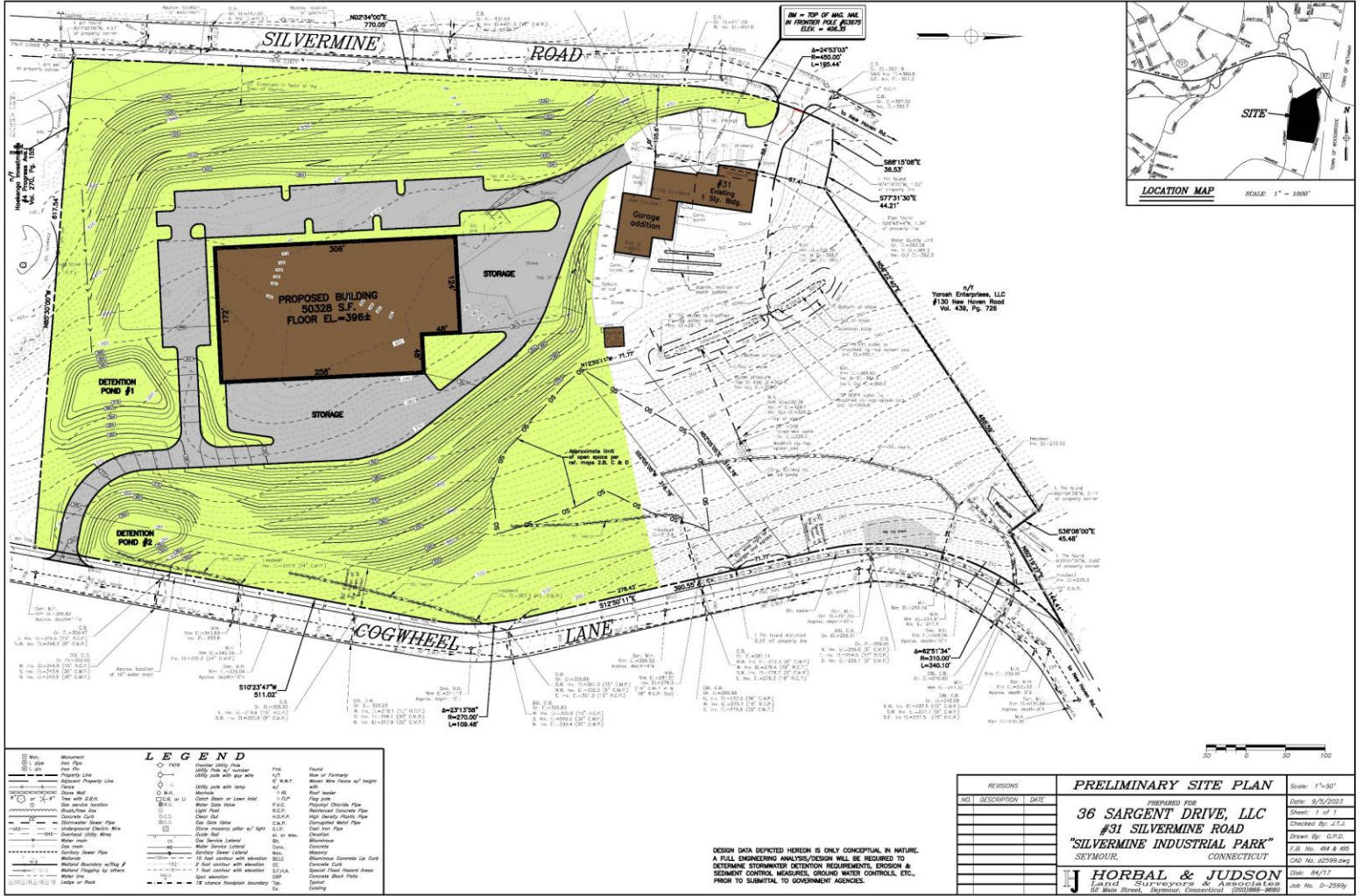# 31, 39 & 47 Silvermine Rd., Seymour, CT 06483

Comments:
Possible 2 Story Self Storage facility on a 50K SF footprint in the Silvermine Industrial Park, 1.2 miles from Route 8. 1inimal competition nearby. 7 Acres zoned GI-2 also includes a fully leased 11,000 SF newer building with stable tenant. 11,000 SF building can be included or carved out. Join Thule and other major companies in this distribution hub.

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SILVERMINE ROAD

SITE

LOCATION MAP   SCALE: 1" = 1000'

BM = TOP OF MAG. NAIL IN FRONTIER POLE #C3675   ELEV. = 406.35

PROPOSED BUILDING
50328 S.F.
FLOOR EL.=396±

306'
172'
255'
48'
124'

#31
Existing
1 Sty. Bldg.

Garage
addition

STORAGE
STORAGE

DETENTION POND #1
DETENTION POND #2

n/f
Yarosh Enterprises, LLC
#130 New Haven Road
Vol. 439, Pg. 728

Approximate limit
of open space per
ref. maps B, C & D

N02°34'00"E   770.00'

A=24°53'03"   R=450.00'   L=195.44'

S88°15'08"E   36.53'
S77°31'30"E   44.21'

S36°08'00"E   45.48'

N12°30'11"W   71.77'

S10°23'47"W   511.02'

Δ=23°13'56"   R=270.00'   L=109.48'

S12°50'11"E   278.43'

390.50'

Δ=62°51'34"   R=310.00'   L=340.10'

COGWHEEL LANE

LEGEND

DESIGN DATA DEPICTED HEREON IS ONLY CONCEPTUAL IN NATURE.
A FULL ENGINEERING ANALYSIS/DESIGN WILL BE REQUIRED TO
DETERMINE STORMWATER DETENTION REQUIREMENTS, EROSION &
SEDIMENT CONTROL MEASURES, GROUND WATER CONTROLS, ETC.,
PRIOR TO SUBMITTAL TO GOVERNMENT AGENCIES.

REVISIONS
NO.   DESCRIPTION   DATE

PRELIMINARY SITE PLAN
PREPARED FOR
36 SARGENT DRIVE, LLC
#31 SILVERMINE ROAD
"SILVERMINE INDUSTRIAL PARK"
SEYMOUR,   CONNECTICUT

HORBAL & JUDSON
Land Surveyors & Associates
52 Main Street, Seymour, Connecticut (203)888-9660

Scale: 1"=50'
Date: 9/5/2023
Sheet: 1 of 1
Checked By: J.T.J.
Drawn By: G.P.D.
F.B. No. 494 & 495
CAD No. d2599.dwg
Disk: 6M/717
Job No. D-2599y

Civilian Labor Force Profile

31 Silvermine Rd, Seymour, Connecticut, 06483
Ring Band: 0 - 1 mile radius

Prepared by Esri
Latitude: 41.39508
Longitude: -73.05016

2021 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	2,873	1,830	122	6.2%	67.9%	64
16-24	337	245	7	2.8%	74.8%	73
25-54	1,310	1,169	46	3.8%	92.7%	89
55-64	540	311	21	6.3%	61.5%	58
65+	686	106	47	30.7%	22.3%	15

Economic Dependency Ratio

Total	87.2
Child (<16)	30.3
Working-Age (16-64)	25.2
Senior (65+)	31.7

Industry	Employed	Percent	US Percent	Location Quotient
Total	1,830	100.0%	100.0%	-
Agriculture/Forestry/Fishing	10	0.5%	1.3%	0.38
Mining/Quarrying/Oil & Gas	0	0.0%	0.4%	0.00
Construction	182	9.9%	7.1%	1.34
Manufacturing	267	14.6%	9.9%	1.38
Wholesale Trade	25	1.4%	2.5%	0.56
Retail Trade	194	10.6%	10.7%	1.09
Transportation/Warehousing	69	3.8%	5.1%	0.81
Utilities	20	1.1%	0.9%	1.22
Information	25	1.4%	1.8%	0.78
Finance/Insurance	111	6.1%	5.2%	1.24
Real Estate/Rental/Leasing	15	0.8%	1.9%	0.38
Professional/Scientific/Tech	104	5.7%	8.3%	0.70
Management of Companies	0	0.0%	0.1%	0.00
Admin/Support/Waste Management	54	3.0%	3.7%	0.77
Educational Services	146	8.0%	9.3%	0.82
Health Care/Social Assistance	323	17.7%	14.8%	1.17
Arts/Entertainment/Recreation	24	1.3%	1.5%	0.81
Accommodation/Food Services	44	2.4%	5.9%	0.43
Other Services (Excluding Public)	127	6.9%	4.5%	1.50
Public Administration	92	5.0%	5.2%	1.04

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.
Explore the Esri Labor Force Learn Lesson for more information on how to use and interpret the estimates in this report.
Source: Esri forecasts for 2021 and 2026.

December 22, 2021

Civilian Labor Force Profile

31 Silvermine Rd, Seymour, Connecticut, 06483
Ring Band: 0 - 1 mile radius

Prepared by Esri
Latitude: 41.39508
Longitude: -73.05016

Occupation	Employed	Percent	US Percent	Location Quotient
Total	1,830	100.0%	100.0%	-
White Collar	1,193	65.2%	63.1%	1.06
Management	276	15.1%	11.8%	1.48
Business/Financial	51	2.8%	6.1%	0.55
Computer/Mathematical	42	2.3%	3.9%	0.77
Architecture/Engineering	58	3.2%	1.9%	1.60
Life/Physical/Social Sciences	51	2.8%	1.1%	3.11
Community/Social Service	13	0.7%	1.9%	0.39
Legal	43	2.3%	1.2%	1.92
Education/Training/Library	141	7.7%	6.1%	1.20
Arts/Design/Entertainment	27	1.5%	1.9%	0.83
Healthcare Practitioner	129	7.0%	6.8%	1.11
Sales and Sales Related	140	7.7%	9.3%	0.79
Office/Administrative Support	222	12.1%	11.2%	0.91
Blue Collar	430	23.5%	21.8%	1.09
Farming/Fishing/Forestry	0	0.0%	0.6%	0.00
Construction/Extraction	110	6.0%	5.2%	1.11
Installation/Maintenance/Repair	74	4.0%	2.9%	1.29
Production	127	6.9%	5.2%	1.17
Transportation/Material Moving	119	6.5%	7.9%	1.07
Services	210	11.5%	15.1%	0.68
Healthcare Support	38	2.1%	3.5%	0.78
Protective Service	83	4.5%	2.1%	2.05
Food Preparation/Serving	33	1.8%	4.3%	0.41
Building Maintenance	16	0.9%	3.3%	0.23
Personal Care/Service	40	2.2%	1.8%	0.61

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December 22, 2021

Civilian Labor Force Profile

31 Silvermine Rd, Seymour, Connecticut, 06483
Ring Band: 1 - 5 mile radius

Prepared by Esri
Latitude: 41.39508
Longitude: -73.05016

2021 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	48,723	29,342	3,047	9.4%	66.5%	60
16-24	5,747	2,667	438	14.1%	54.0%	46
25-54	22,251	17,294	1,695	8.9%	85.3%	78
55-64	9,332	6,491	587	8.3%	75.8%	70
65+	11,392	2,889	327	10.2%	28.2%	25

Economic Dependency Ratio

Total	100.4
Child (<16)	34.4
Working-Age (16-64)	37.0
Senior (65+)	29.0

Industry	Employed	Percent	US Percent	Location Quotient
Total	29,342	100.0%	100.0%	-
Agriculture/Forestry/Fishing	77	0.3%	1.3%	0.23
Mining/Quarrying/Oil & Gas	0	0.0%	0.4%	0.00
Construction	2,045	7.0%	7.1%	0.95
Manufacturing	3,924	13.4%	9.9%	1.26
Wholesale Trade	623	2.1%	2.5%	0.84
Retail Trade	3,238	11.0%	10.7%	1.13
Transportation/Warehousing	1,052	3.6%	5.1%	0.77
Utilities	199	0.7%	0.9%	0.78
Information	468	1.6%	1.8%	0.89
Finance/Insurance	1,696	5.8%	5.2%	1.18
Real Estate/Rental/Leasing	440	1.5%	1.9%	0.71
Professional/Scientific/Tech	2,343	8.0%	8.3%	0.98
Management of Companies	24	0.1%	0.1%	1.00
Admin/Support/Waste Management	924	3.1%	3.7%	0.79
Educational Services	3,100	10.6%	9.3%	1.09
Health Care/Social Assistance	5,224	17.8%	14.8%	1.18
Arts/Entertainment/Recreation	223	0.8%	1.5%	0.50
Accommodation/Food Services	1,155	3.9%	5.9%	0.70
Other Services (Excluding Public)	1,325	4.5%	4.5%	0.98
Public Administration	1,262	4.3%	5.2%	0.90

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December 22, 2021

Civilian Labor Force Profile

31 Silvermine Rd, Seymour, Connecticut, 06483
Ring Band: 1 - 5 mile radius

Prepared by Esri
Latitude: 41.39508
Longitude: -73.05016

Occupation	Employed	Percent	US Percent	Location Quotient
Total	29,342	100.0%	100.0%	-
White Collar	20,129	68.6%	63.1%	1.11
Management	4,133	14.1%	11.8%	1.38
Business/Financial	1,820	6.2%	6.1%	1.22
Computer/Mathematical	914	3.1%	3.9%	1.03
Architecture/Engineering	893	3.0%	1.9%	1.50
Life/Physical/Social Sciences	443	1.5%	1.1%	1.67
Community/Social Service	434	1.5%	1.9%	0.83
Legal	420	1.4%	1.2%	1.17
Education/Training/Library	2,186	7.5%	6.1%	1.17
Arts/Design/Entertainment	423	1.4%	1.9%	0.78
Healthcare Practitioner	2,188	7.5%	6.8%	1.19
Sales and Sales Related	2,541	8.7%	9.3%	0.90
Office/Administrative Support	3,734	12.7%	11.2%	0.95
Blue Collar	5,295	18.0%	21.8%	0.84
Farming/Fishing/Forestry	2	0.0%	0.6%	0.00
Construction/Extraction	1,295	4.4%	5.2%	0.81
Installation/Maintenance/Repair	1,008	3.4%	2.9%	1.10
Production	1,601	5.5%	5.2%	0.93
Transportation/Material Moving	1,389	4.7%	7.9%	0.77
Services	3,918	13.4%	15.1%	0.79
Healthcare Support	1,079	3.7%	3.5%	1.37
Protective Service	805	2.7%	2.1%	1.23
Food Preparation/Serving	886	3.0%	4.3%	0.68
Building Maintenance	495	1.7%	3.3%	0.44
Personal Care/Service	653	2.2%	1.8%	0.61

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December 22, 2021

Civilian Labor Force Profile

31 Silvermine Rd, Seymour, Connecticut, 06483
Ring Band: 5 - 10 mile radius

Prepared by Esri
Latitude: 41.39508
Longitude: -73.05016

2021 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	311,642	184,062	19,510	9.6%	65.3%	59
16-24	53,688	24,916	4,255	14.6%	54.3%	46
25-54	145,884	112,537	10,976	8.9%	84.7%	77
55-64	48,472	30,948	2,973	8.8%	70.0%	64
65+	63,598	15,661	1,305	7.7%	26.7%	25

Economic Dependency Ratio

Total	103.6
Child (<16)	34.8
Working-Age (16-64)	42.8
Senior (65+)	26.0

Industry	Employed	Percent	US Percent	Location Quotient
Total	184,062	100.0%	100.0%	-
Agriculture/Forestry/Fishing	366	0.2%	1.3%	0.15
Mining/Quarrying/Oil & Gas	62	0.0%	0.4%	0.00
Construction	9,505	5.2%	7.1%	0.70
Manufacturing	18,088	9.8%	9.9%	0.92
Wholesale Trade	4,178	2.3%	2.5%	0.92
Retail Trade	17,577	9.5%	10.7%	0.98
Transportation/Warehousing	6,500	3.5%	5.1%	0.74
Utilities	1,155	0.6%	0.9%	0.67
Information	3,217	1.7%	1.8%	0.94
Finance/Insurance	8,987	4.9%	5.2%	1.00
Real Estate/Rental/Leasing	3,247	1.8%	1.9%	0.86
Professional/Scientific/Tech	12,966	7.0%	8.3%	0.85
Management of Companies	256	0.1%	0.1%	1.00
Admin/Support/Waste Management	5,739	3.1%	3.7%	0.79
Educational Services	29,983	16.3%	9.3%	1.68
Health Care/Social Assistance	36,414	19.8%	14.8%	1.31
Arts/Entertainment/Recreation	3,044	1.7%	1.5%	1.06
Accommodation/Food Services	8,716	4.7%	5.9%	0.84
Other Services (Excluding Public)	7,023	3.8%	4.5%	0.83
Public Administration	7,039	3.8%	5.2%	0.79

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Source: Esri forecasts for 2021 and 2026.

December 22, 2021

Civilian Labor Force Profile

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Ring Band: 5 - 10 mile radius

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Latitude: 41.39508
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Occupation	Employed	Percent	US Percent	Location Quotient
Total	184,062	100.0%	100.0%	-
White Collar	123,821	67.3%	63.1%	1.09
Management	21,879	11.9%	11.8%	1.17
Business/Financial	10,428	5.7%	6.1%	1.12
Computer/Mathematical	6,131	3.3%	3.9%	1.10
Architecture/Engineering	3,350	1.8%	1.9%	0.90
Life/Physical/Social Sciences	4,041	2.2%	1.1%	2.44
Community/Social Service	4,701	2.6%	1.9%	1.44
Legal	2,738	1.5%	1.2%	1.25
Education/Training/Library	16,925	9.2%	6.1%	1.44
Arts/Design/Entertainment	3,832	2.1%	1.9%	1.17
Healthcare Practitioner	15,523	8.4%	6.8%	1.33
Sales and Sales Related	15,706	8.5%	9.3%	0.88
Office/Administrative Support	18,567	10.1%	11.2%	0.76
Blue Collar	28,799	15.6%	21.8%	0.73
Farming/Fishing/Forestry	246	0.1%	0.6%	0.12
Construction/Extraction	6,702	3.6%	5.2%	0.67
Installation/Maintenance/Repair	3,642	2.0%	2.9%	0.65
Production	7,252	3.9%	5.2%	0.66
Transportation/Material Moving	10,957	6.0%	7.9%	0.98
Services	31,443	17.1%	15.1%	1.01
Healthcare Support	9,740	5.3%	3.5%	1.96
Protective Service	4,126	2.2%	2.1%	1.00
Food Preparation/Serving	7,386	4.0%	4.3%	0.91
Building Maintenance	5,885	3.2%	3.3%	0.82
Personal Care/Service	4,306	2.3%	1.8%	0.64

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