

FOR SALE



***169 Callender Road
Watertown, CT 06795***

**81,732 S/F Industrial Building
Two Tenant Investment Property
Utitec 77,432 S/F
KidzCare 4,300 S/F
NOI \$420,000.00
Offered at: \$4,195,000.00**



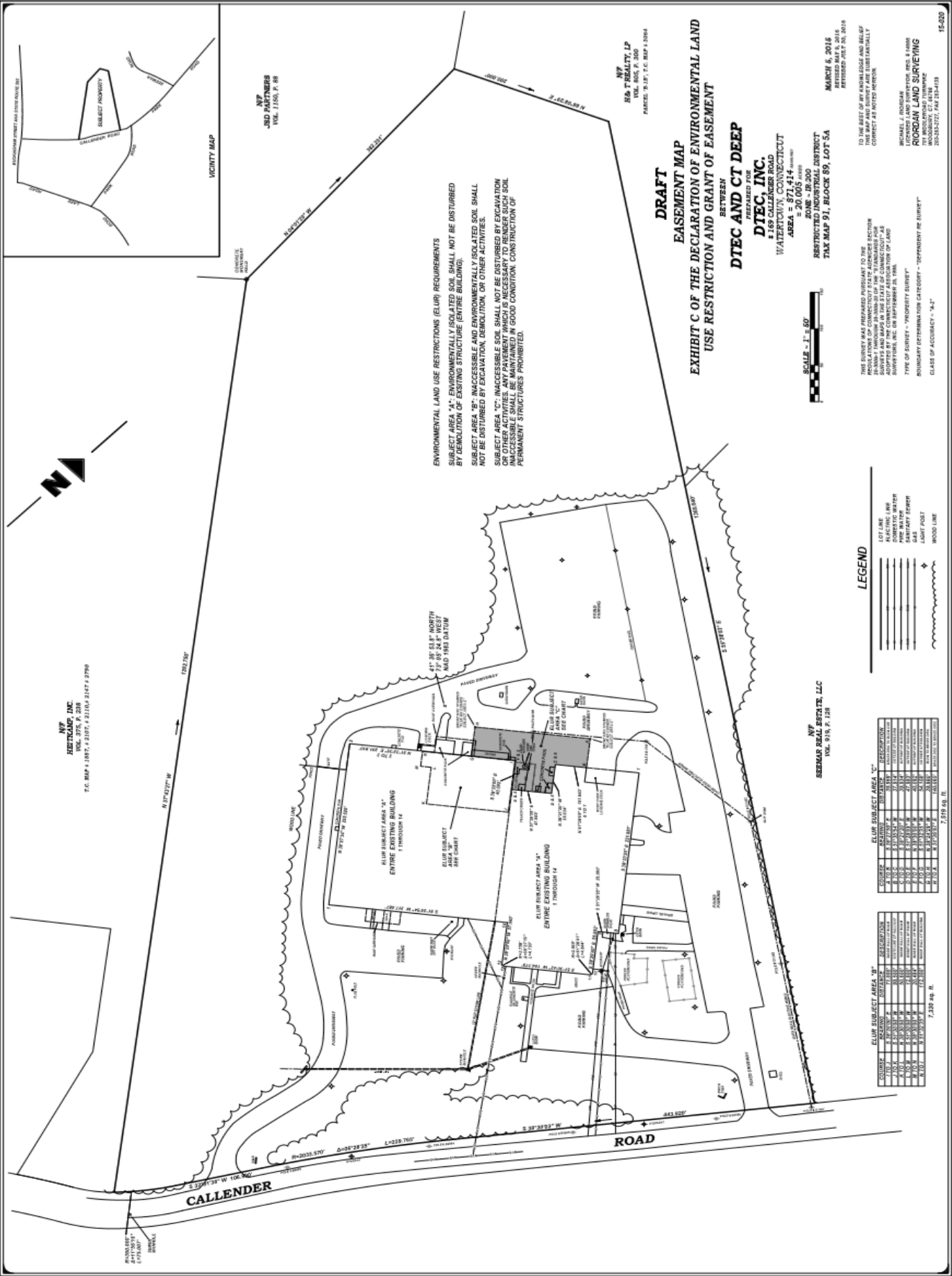
20 Acre Site will allow for expansion or additional building
Located in the Watertown Industrial Park
Minutes to RTE 8 Highway and Interstate 84
Heavy Power - 16' Clear Height
Multiple Loading Points
New Roof 2016



Watertown, CT			
Unit	Description	Lease	Expires
Utitec	77,432 square feet	\$ 294,916.50	October 2024
		\$ 53,527.00	
Kidz Care	4,300 square feet	\$ 83,764.00	March 2024
	Annual Totals	\$ 432,207.50	
Annual Expenses			
Taxes	\$ 79,091.00		
Insurance	\$ 11,180.00		
* Water		separate meters	
Electric		separate meters	
Yankee Gas		separate meters	
Snow Removal		Utitec	
Lawn Care		Utitec	
*Electric	\$ -	separate meters	
Gas		separate meters	
Misc	\$ 12,000.00		
Utitec (94.7%)	\$ (85,486.64)		
Kidz Care	\$ (4,800.00)		
Total Expenses	\$ 11,984.36		
Combined Leases	\$ 432,207.50		
Minus Expenses	(\$11,984.36)		
Net Operating Income (NOI)	\$420,223.14		
Asking Price	\$ 4,195,000.00		
CAP Rate	10%		

Utitec History

Headquartered in Watertown Connecticut, Utitec is a privately owned world leader in the design and manufacture of miniature, ultra high precision tubular and flat stamped components. A Connecticut manufacturer certified to **ISO 13485:2003** and **ISO 9001:2008**, Utitec produces and ships medical device components worldwide. Utitec is a long established manufacturing firm that has been based in the Watertown facility since 1980.



VICINITY MAP

N.P.
JSD PARTNERS
VOL. 1150, P. 88

N.P.
HO. REALTY, LP
VOL. 1150, P. 88

DRAFT EASEMENT MAP
EXHIBIT C OF THE DECLARATION OF ENVIRONMENTAL LAND
USE RESTRICTION AND GRANT OF EASEMENT
BETWEEN
DTEC AND CT DEEP

DTEC, INC.
WATERBURY, CONNECTICUT
AREA = 871,414 sq. ft.
ZONE = IR-200
RESTRICTED INDUSTRIAL DISTRICT
TAX MAP 91, BLOCK 95, LOT 5A

MARCH 6, 2016
ATTACHED: JULY 20, 2016

THIS SURVEY WAS PREPARED PURSUANT TO THE
REQUIREMENTS OF THE STATE OF CONNECTICUT
20-300b THROUGH PARAGRAPH 30 OF THE STANDARDS FOR
PRACTICE AND THE SURVEYING BOARD'S REGULATIONS
ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND
SURVEYORS, INC. ON SEPTEMBER 24, 1988.
TYPE OF SURVEY - "PRIORITY SURVEY"
BOUNDARY DETERMINATION CATEGORY - "DEPENDENT RE SURVEY"
CLASS OF ACCURACY - "A2"

SCALE - 1" = 50'
MARCH 6, 2016
ATTACHED: JULY 20, 2016

LEGEND

- LOT LINE
- ALLOT LINE
- PROPERTY LINE
- PROPERTY CORNER
- EASEMENT
- WOOD LINE

ELUR SUBJECT AREA "A"	
COURSE	DESCRIPTION
1	100.00' N 00° 00' 00" E
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N.P.
HERTZMAP, INC.
VOL. 375, P. 238
T.C. MAP # 1887, # 1897, # 2110, # 2147, # 2790

N.P.
SERMAP REAL ESTATE, LLC
VOL. 919, P. 128

Photographs Of The Subject Property



Aerial view, looking west (per Bing.com).

Site Description

GIS Map - ↑N
With soils overlay



CONTACT: BRIAN GODIN or ED GODIN
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Egodinpb@gmail.com
www.GodinPropertyBrokers.com

PROPERTY DATA FORM

PROPERTY ADDRESS		169 Callender Road	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	81,732	Air Conditioning	Fully Air conditioned
Number of floors	1		(Major HVAC Replacements 2016 \$425,000.00)
Avail S/F	81,732	Type of Heat	Gas
Offices	14,700	Sprinkler / Type	Yes
Ext. Construction	Block	OTHER	
Ceiling Height	14'	Acres	20 Acres
Drive in doors	3	Zoning	IR- 20
Docks	3	Parking	Ample
Roof	2013 New rubber membrane roof (Approximate cost \$250,000.00)	State Route / Distance To...	1 Mile to RTE 8
Date Built	1974 - 1980 addition	TAXES	
UTILITIES		Assessment	\$2,671,300.00
Sewer	City	Appraisal	\$3,816,000.00
Water	City	Mill Rate	33.59
Gas	Yankee Gas	Taxes	\$79,091.00
Electrical 2 Services	2000 Amps + 3000 Amps	TERMS	
		Sale	\$4,195,000.00



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