

FOR SALE

CONTACT: BRIAN GODIN or ED GODIN, SIOR

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Watertown, CT 06795

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





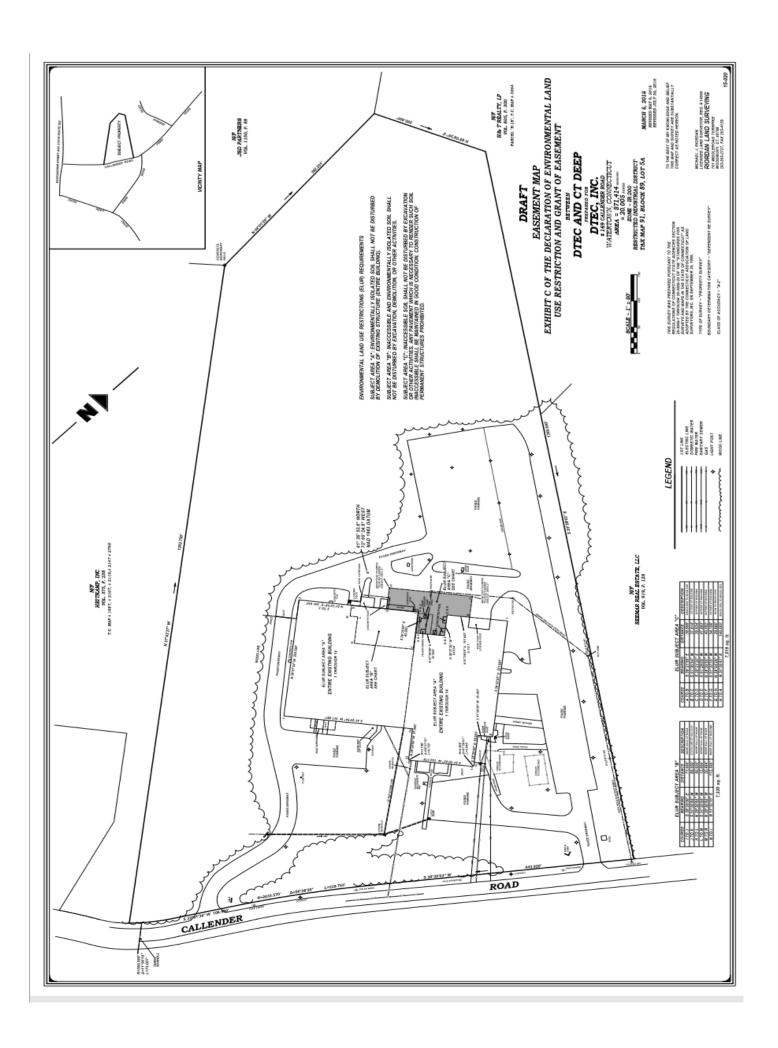


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Watertown, CT			
Unit	Description	Lease	Expires
Utitec	77,432 square feet	\$ 294,916.50	October 2024
		\$ 53,527.00	
Kidz Care	4,300 square feet	\$ 83,764.00	March 2024
	Annual Totals	\$ 432,207.50	
Annual Expenses			
Taxes	\$ 79,091.00		
Insurance	\$ 11,180.00		
* Water		separate meters	
Electric		separate meters	
Yankee Gas		separate meters	
Snow Removal		Unitec	
Lawn Care		Unitec	
*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 Watetown facility since 1980.





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

Site Description

GIS Map - ↑N With soils overlay



PROPERTY DATA FORM

PROPERTY ADDRESS	169 Callender Road
CITY, STATE	Watertown, CT 06795

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



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