

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.

Photographs Of The Subject Property



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

Site Description

GIS Map - ↑N
With soils overlay



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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		(Full HVAC Replacement 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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