

FOR SALE



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

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



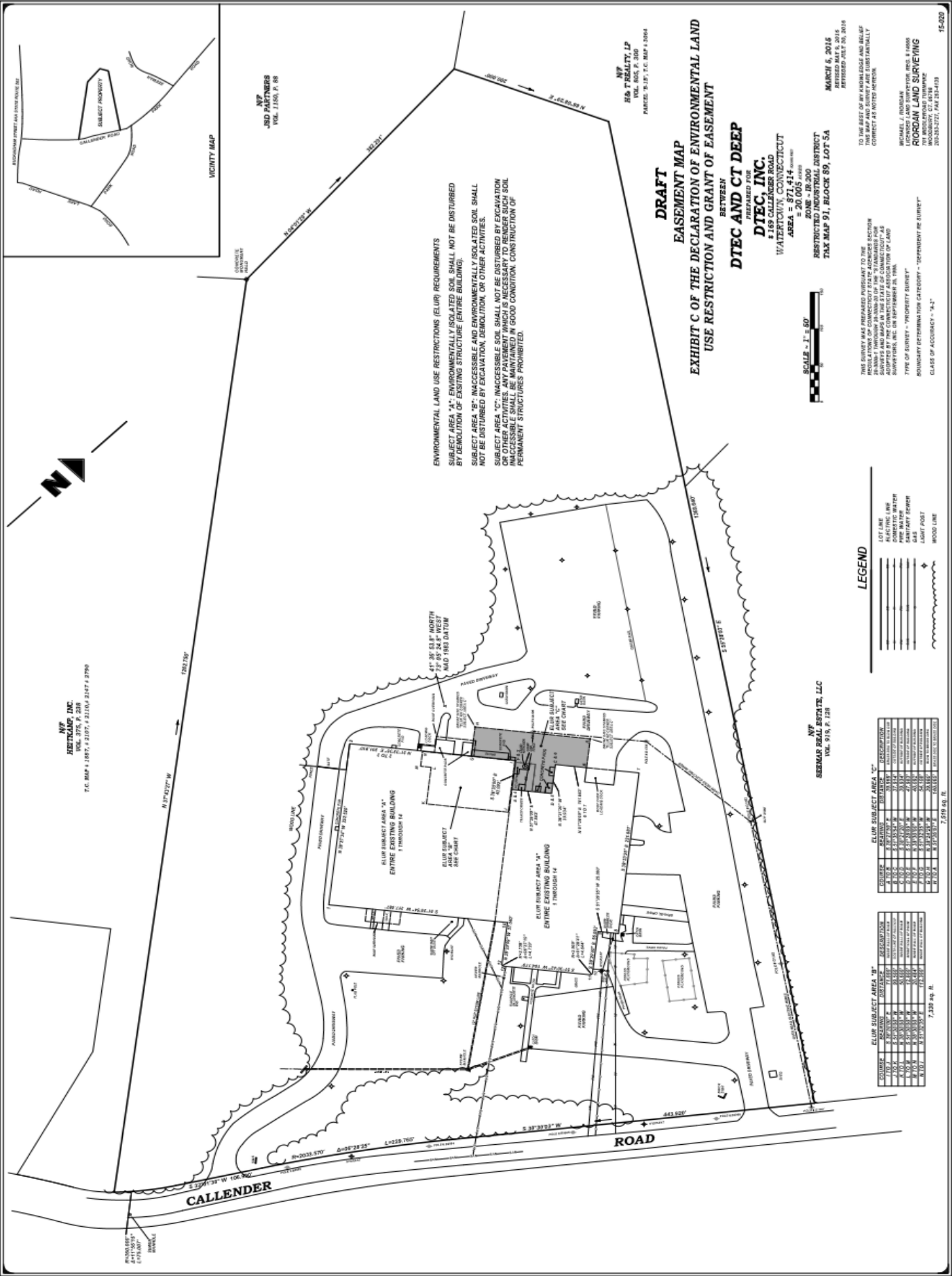
20 Acre Site will allow for expansion or additional building
Located in the Watertown Industrial Park
Minutes to RTE 8 Highway and Interstate 84
Heavy Power - 16' Clear Height
Multiple Loading Points
New Roof 2016



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.



NF
HESTERCAP, INC.
 VOL. 375, P. 238
 T.C. MAP # 1887, # 2107, # 2110, # 2147, # 2790

NF
JSD PARTNERS
 VOL. 1180, P. 88

NF
HS REALTY, LP
 T.C. MAP # 1294

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

DTEC, INC.
 1000 FARMINGTON AVENUE
 WATERBURY, CONNECTICUT
 AREA = 871,414 sq. ft.
 ZONE = IR-200
RESTRICTED INDUSTRIAL DISTRICT
 TAX MAP 91, BLOCK 95, LOT 5A

MARCH 6, 2016
 ATTORNEYS: JEFFREY M. HARRIS

THIS SURVEY WAS PREPARED PURSUANT TO THE
 REQUIREMENTS OF THE REGULATION CONCERNING
 ENVIRONMENTAL LAND USE RESTRICTIONS AND
 EASEMENTS. THE MAP AND SURVEY LINE CORRECTIONALLY
 CORRECTS AS NOTED HEREON.
MICHAEL J. BOGDANSKI
 LICENSED LAND SURVEYOR REG. # 16688
RODRIGAN LAND SURVEYING
 100 WASHINGTON STREET
 WASHINGTON, CT 06097
 REGISTRATION # 14624-013

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LEGEND
 LOT LINE
 METRIC LINE
 PROPERTY LINE
 EASEMENT BOUNDARY
 ENVIRONMENTAL LAND USE RESTRICTION BOUNDARY
 LIGHT POST
 WOOD LINE

COURSE	LENGTH	BEARING	AREA
1	100.00	S 00° 00' 00" W	100.00
2	100.00	S 90° 00' 00" W	100.00
3	100.00	S 00° 00' 00" W	100.00
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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		(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



CONTACT: BRIAN GODIN or ED GODIN
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