

FOR SALE



*2 Morse Road
Oxford, CT 06478*

Leased Investment Property
33,000 s/f Office/Industrial Flex Facility
Modern Building in Excellent Condition
Leased to Long Established Business & Ownership
Located on 3.96 acres of Park Like Grounds
Net Operating Income of \$288,000.00 NNN
Offered at: TBD



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	2 Morse Road
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	33,000	Air Conditioning	Yes
Number of floors	3	Sprinkler / Type	Yes
Avail S/F	33,000	Type of Heat	Gas - Boiler
Avail Docks	2	OTHER	Full Bldg Generator Sys.
Ceiling Height	11'	Acres	3.96
Ext. Construction	masonry	Zoning	Industrial
Upper level	+/- 14,000 sf (Offices)	Parking	60 +/-
Main Level	+/- 15,000 sf (Production/Whse)	State Route / Distance To...	2 miles to I-84 5 miles to Rt 8
Lower Level	+/- 4,000 sf (Whse)		
Roof	Rubber (2003/2018)	TAXES	
Date Built	1988/ Last addition 2003	Assessment	\$1,628,500.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$2,326,300.00
Sewer	City	Mill Rate	24.36
Water	City	Taxes	\$39,670.26
Gas	EverSource	TERMS	
Electrical	400 amps / 480 v / 3 phase	SALE	TBD

**LEASE TERMS ** 5 Years 1/1/2025 - 12/31/2029 : Years 1&2 \$24,000.00/mo : \$288,000.00 NNN annually
3.5% Annual Increases Thereafter - 5 Year Option to Extend with 3.5% Annual Increases**

Tenant Information

Morse Watchmans Inc.

Since 1882 Morse Watchmans has been helping business owners and managers worldwide keep their businesses safe and secure.

Morse Watchmans is the security industry's leading provider of key control, key security and key and asset management solutions.

<http://www.morsewatchmans.com>

(Parent Company)

TouchPoint Inc.

TouchPoint Inc. builds and manages a diverse portfolio of innovative industry leading companies. With over 100 years of growth, TPI has a strong presence in the technology and manufacturing sectors. TPI seeks to leverage its position and experience by identifying and building equity positions in emerging global companies to build strong returns.

<http://www.touchpointinc.com>

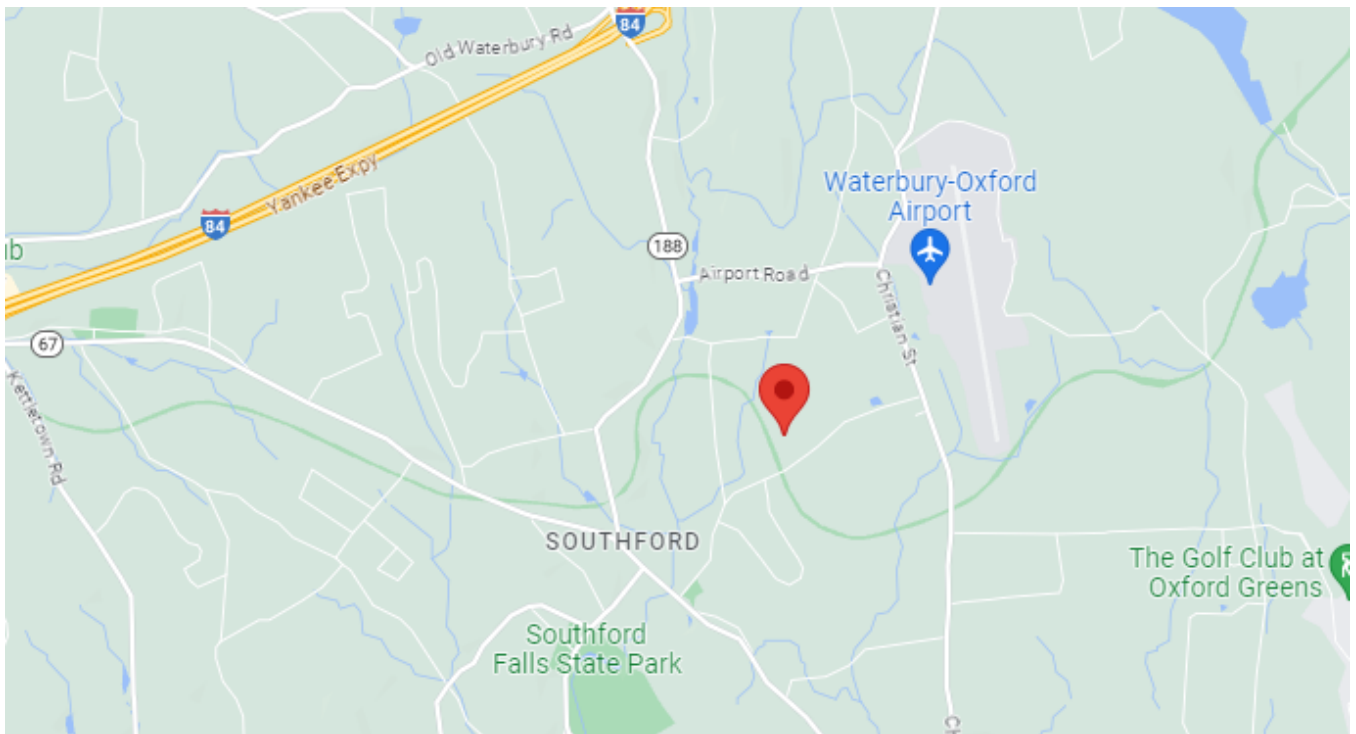
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Godin Property Brokers LLC

★★★★★ Commercial / Industrial







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