

FOR SALE

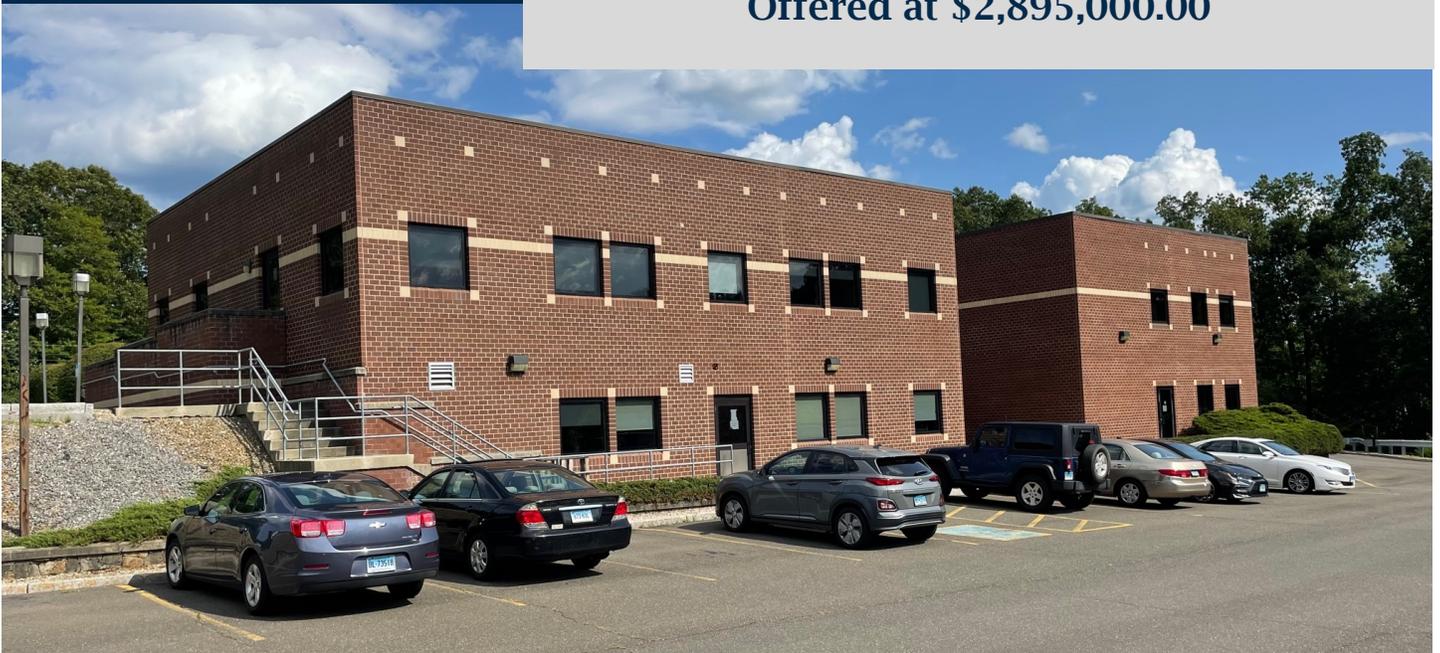


NEW PRICE!!! 10% CAP RATE!!!

*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 \$2,895,000.00



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 | \$2,895,000.00 |

**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>

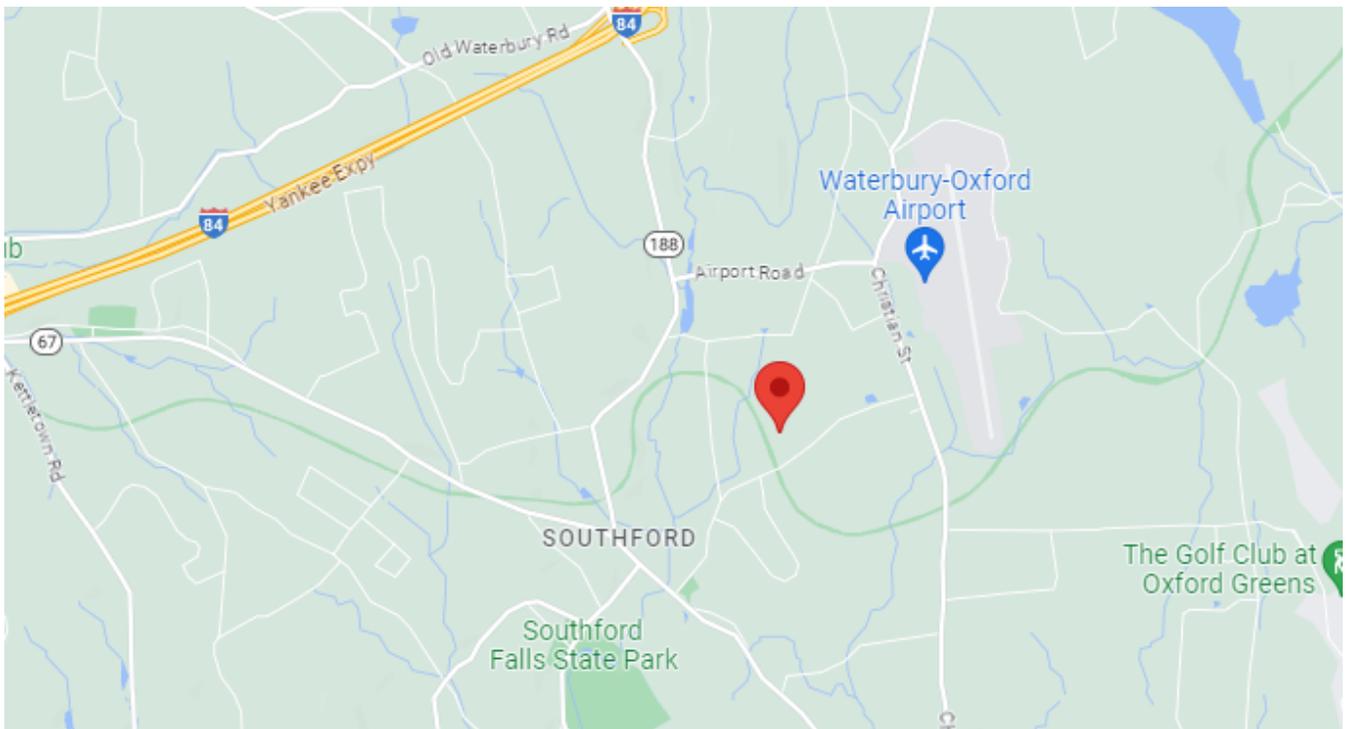
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Godin Property Brokers LLC

★★★★★ Commercial / Industrial







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