



INDUSTRIAL PROPERTY FOR SALE

INVESTMENT OPPORTUNITY

64 AVENUE OF INDUSTRY | WATERBURY, CT 06705

CHRISTOPHER DUCLOS
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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.922.6481 | WWW.SENTRYCOMMERCIAL.COM



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sentry Commercial Broker Advisory LLC in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

SECTION 1

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EXECUTIVE SUMMARY

64 AVENUE OF INDUSTRY | WATERBURY, CT 06705



OFFERING SUMMARY

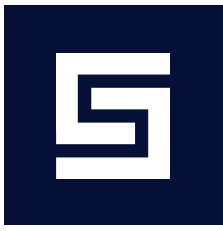
Reduced Sale Price:	\$8,545,000
Building Size:	78,000 SF
Lot Size:	10.34 Acres
Number of Units:	2
NOI:	\$539,000
Year Built:	1966
Renovated:	2015
Zoning:	IP

PROPERTY OVERVIEW

Sentry Commercial is pleased to present 64 Avenue of Industry, Waterbury CT for sale. This 78,000 industrial property is fully occupied by long-term, reliable tenants, offering a stable and lucrative investment. Strategically located and meticulously maintained, this property provides a secure and hassle-free income stream for investors. The projected 2025 Net Operating Income (NOI) for the property is estimated at \$539,000.

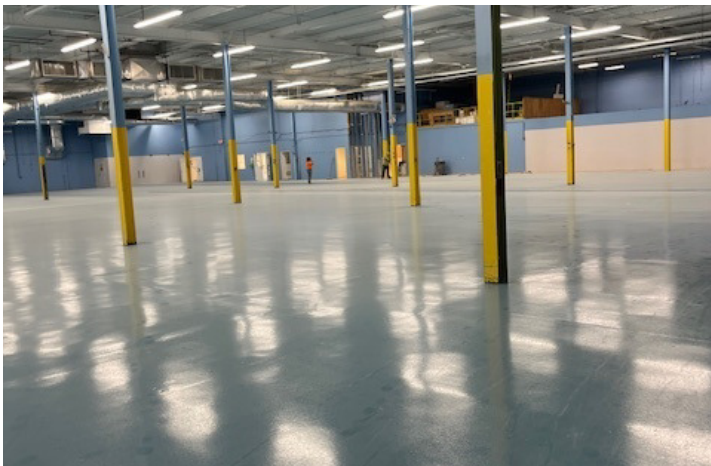
PROPERTY HIGHLIGHTS

- Fully occupied with long term leases
- Projected 2025 estimated at \$539,000
- Zoned IP for versatile use
- Prime location in industrial area
- Easy access to major highways



BUILDING DETAILS

64 AVENUE OF INDUSTRY | WATERBURY, CT 06705



Reduced Sale Price: \$8,545,000

BUILDING SPECIFICATIONS

Building Size	78,000 SF
Office Space	20,000 SF
Warehouse	58,876 SF
Ceiling Height	21'
Docks	3
Drives	1
Column Spacing	30' x 30'
Year Built	1966
Year Last Renovated	2015

MECHANICAL/UTILITIES

Power	2,500 amp, 480/277 volt, 3 phase
Heat	Gas
Air Conditioning	100%
Lighting	LED
Water/Sewer Company	City of Waterbury
Electric Company	Eversource

LAND

Lot Size	10.34 Acres
Rail	N/A
Zoning	IP

TAXES

Tax PSF	\$1.20 SF
Taxes	\$93,888.30
Assessed Value	\$1,899,035.00
Year Assessed	2023
Mill Rate	49.44



AERIAL PHOTO

64 AVENUE OF INDUSTRY | WATERBURY, CT 06705





LOCATION INFORMATION

SECTION 2

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REGIONAL MAP

64 AVENUE OF INDUSTRY | WATERBURY, CT 06705





AERIAL MAP

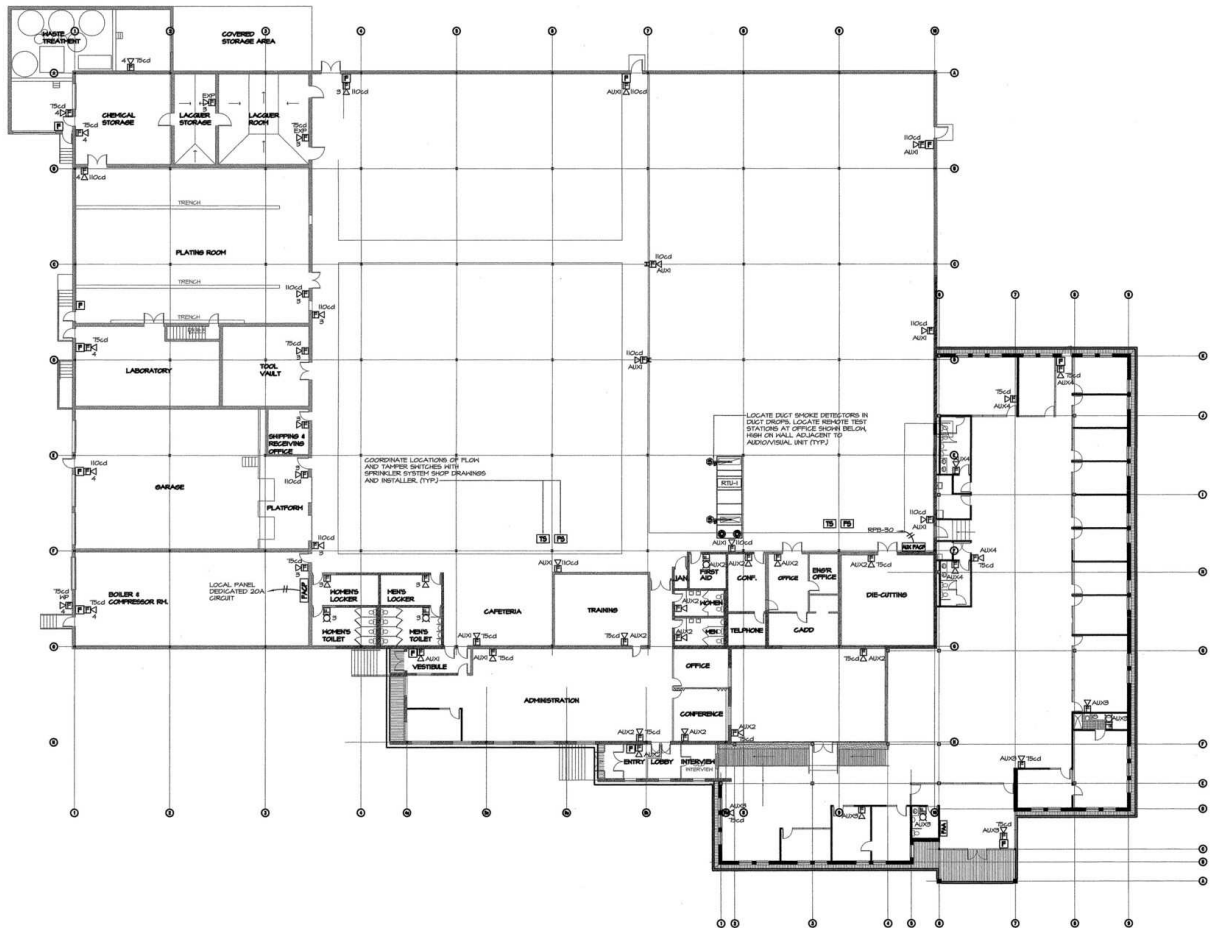
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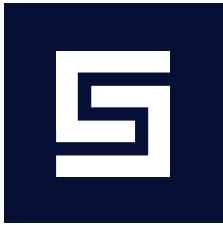
FLOOR PLAN

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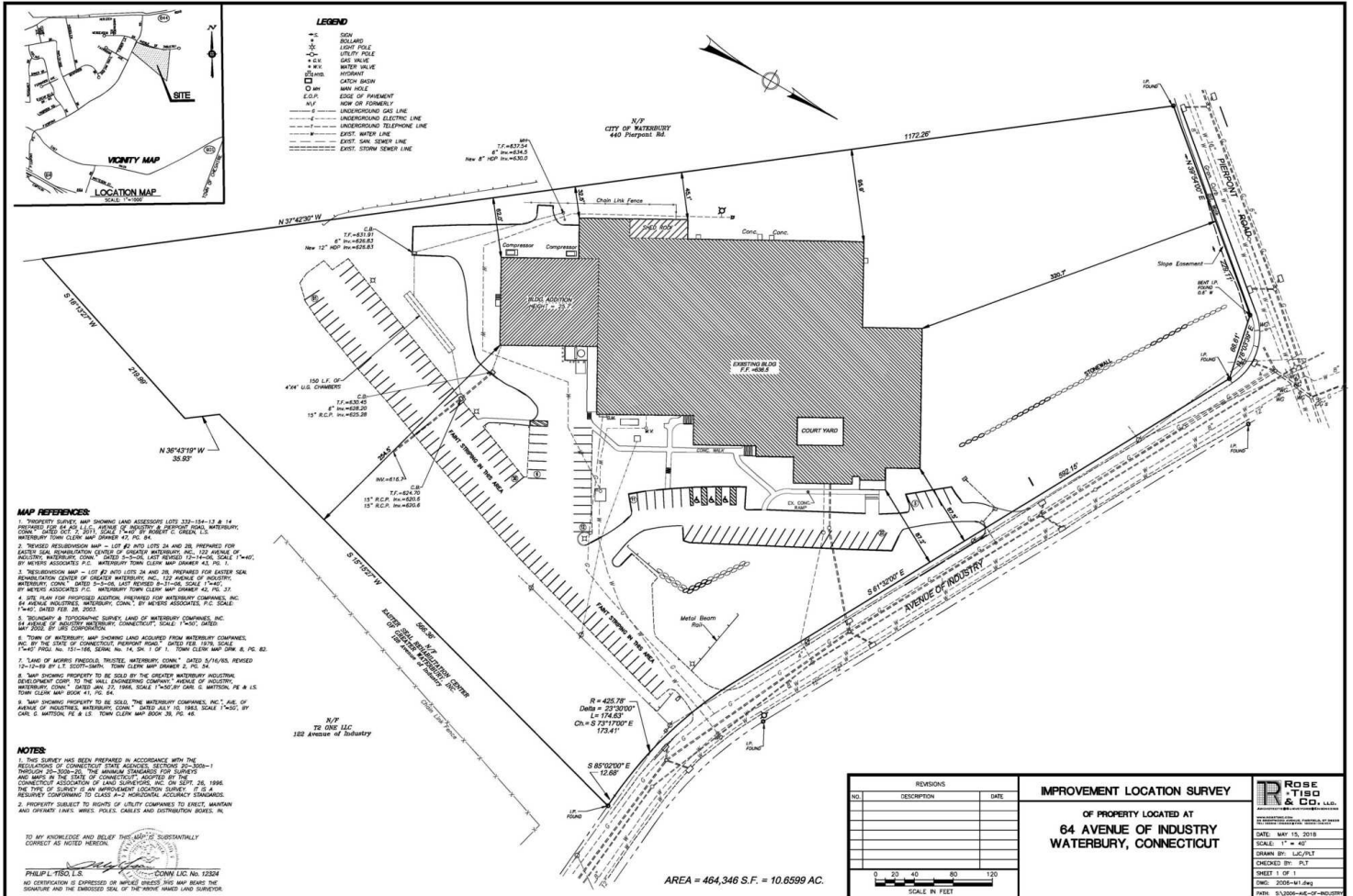
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FLOOR PLAN
0 8' 16' 32'
SCALE: 1/16" = 1'-0"



SITE PLAN

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FINANCIAL ANALYSIS

SECTION 3

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RENT ROLL

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE START	LEASE END
1	KT Corp	63,876 SF	81.89%	\$424,775	4/1/2025	3/31/2032
2	DCF	12,092 SF	15.50%	\$190,449	5/16/2022	5/15/2032
TOTALS		75,968 SF	97.39%	\$615,224		



TENANT PROFILES

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TENANT OVERVIEW

Company:	KT Corporation/Fusion Filtration
Founded:	1976
Locations:	2
Headquarters:	Waterbury, CT
Website:	www.fusionfiltration.com



TENANT OVERVIEW

Company:	CT Department of Children & Families
Founded:	1993
Locations:	6
Headquarters:	Hartford, CT
Website:	ct.gov



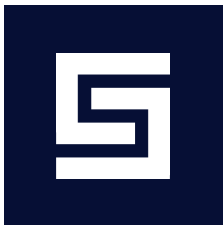
DEMOGRAPHICS

SECTION 4

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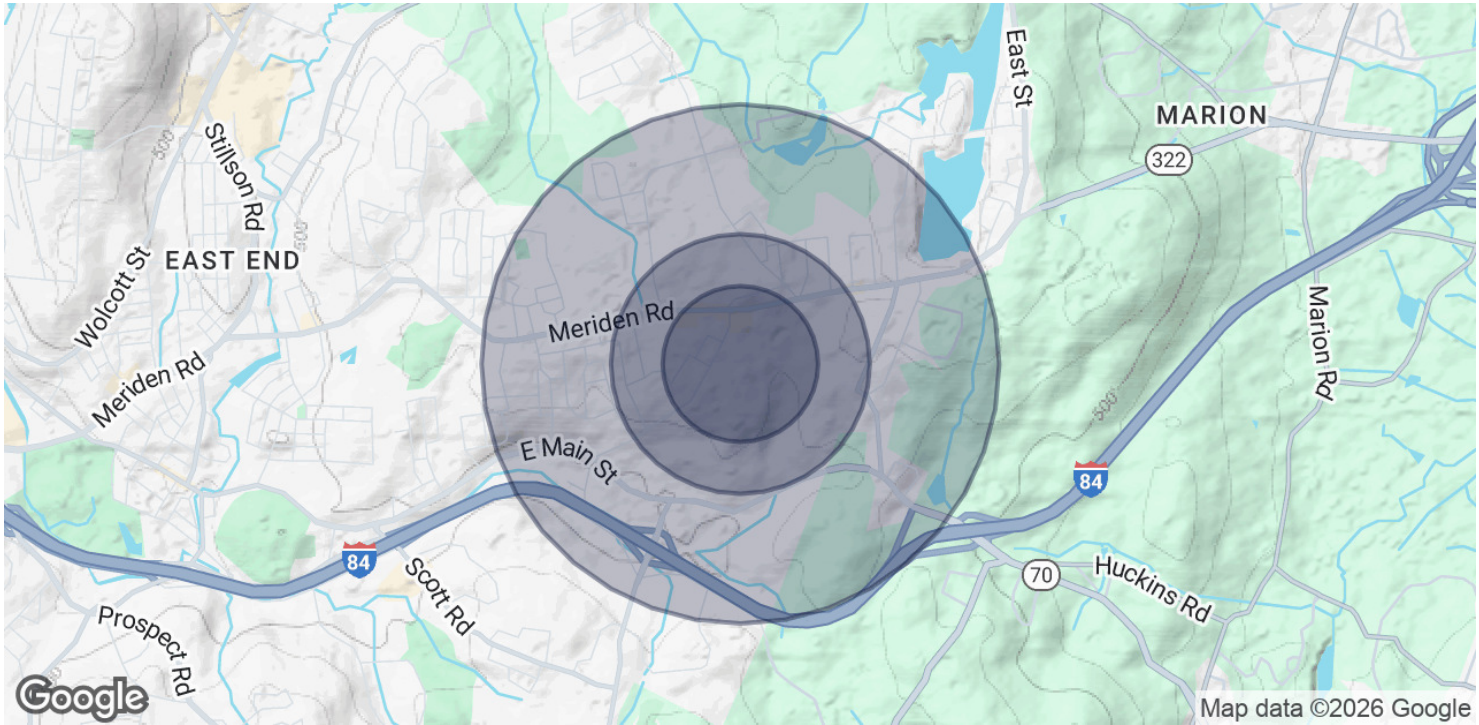
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	884	3,319	8,039
Average Age	42	40	41
Average Age (Male)	40	38	40
Average Age (Female)	44	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	371	1,389	3,271
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$107,295	\$101,042	\$110,373
Average House Value	\$243,181	\$239,273	\$263,062

Demographics data derived from AlphaMap



ADVISOR BIOS

SECTION 5

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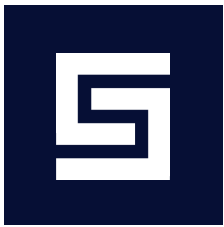
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MEET THE TEAM

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