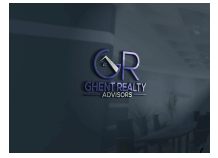


LAND FOR SALE

GATEWAY INDUSTRIAL DEVELOPMENT DISTRICT

1140 SOUTHFORD ROAD, MIDDLEBURY, CT 06762



FOR SALE

GHENT REALTY ADVISORS

555 Heritage Road
Southbury, Ct 06488



PRESENTED BY:

ROBERT GHENT

Broker & Consultant
office: (203) 543-2847
cell: (203) 543-2847
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REB:0790043, Ct

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



Property Summary

Price:	\$399,000.00
Lot Size:	1.50 Acres
Price / Acre:	\$266,666.66
Access:	State Road
Cross Streets:	Old Waterbury Rd
Permitted Uses:	Gateway Industrial D.D.
Frontage:	243.
Traffic Count:	8100
Drainage:	Private
Signal Intersection:	Rte 188 / Old Waterbury Rd Southbury
Utilities:	GI 40
Zoning:	MWPCA - Public Sewer
APN:	Public Water

Permitted Uses

- 34.1.1 Executive offices.
 - 34.1.2 Business offices.
 - 34.1.3 Research laboratories.
 - 34.1.4 Warehousing.
 - 34.1.5 Light manufacturing, processing or assembly of products and the packaging of foods, beverages, toilet supplies, pharmaceuticals, perfumes and similar products.
 - 34.1.6 Retail stores, personal service, professional service, and Financial Services where goods and services are rendered primarily at retail within a building containing less than 14,000 square feet of floor area.
 - 34.1.7 Restaurants where customers are served food and beverage only once seated at tables were counters within an enclosed building. Such use may include a food takeout service incidental to the primary permitted use but shall not include establishments where customers are served in motor vehicles or served primarily add food takeout counters.
 - 34.1.8 Commercial health club facilities.
 - 34.1.9 Museums.
- Special Exceptions:
- Day Nurseries
 - Liquor Store
 - Motor Vehicle Fuel Sales
 - Commercial Car Wash

Location Overview

Site location is mixed use of commercial within the zone interspersed with Single Family Dwellings. The site is immediately adjacent to Exit 16 of I-84. Parcel is located adjacent to Pomperuag High school and with walking distance of Wyndham Southbury Hotel [193 Rooms Built 1988] Waterbury - Oxford Airport is within 5 Minute Drive

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PROPERTY DESCRIPTION

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



Property Description - 1042 Southford Road Middlebury Ct

Exceptional opportunity to acquire a ±1.5-acre industrial development parcel located along the highly visible Southford Road corridor in Middlebury. Situated within the IG-40 (Gateway Industrial Design District), this property is ideally suited for flex industrial, contractor headquarters, light manufacturing, or office-warehouse development.

The site benefits from access to public water and public sewer, a significant advantage that reduces development costs and increases allowable building density compared to typical septic-dependent parcels in the region.

Positioned just minutes from Interstate 84, the property offers convenient regional access to Waterbury, Danbury, and the greater western Connecticut market.

Existing Site allows for placement of a 2-story building consisting of 6850 S.F. per floor [13,750 S.F. total with 55 Parking Spaces

Zoning Allows: Executive offices, Business offices, Research laboratories, Warehousing,, Light manufacturing, processing or assembly of products and the packaging of foods, beverages, toilet supplies, pharmaceuticals, perfumes and similar products, Retail stores, personal service, professional service, and Financial Services where goods and services are rendered primarily at retail within a building containing less than 14,000 square feet of floor area, Restaurants where customers are served food and beverage only once seated at tables were counters within an enclosed building. Such use may include a food takeout service incidental to the primary permitted use but shall not include establishments where customers are served in motor vehicles or served primarily add food takeout counters, Commercial health club facilities, Museums.

Special Exception Uses are as Follows

Day Nurseries

Liquor Store

Motor Vehicle Fuel Sales

Commercial Car Wash

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PROPERTY PHOTOS

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



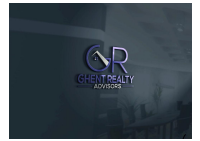
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PROPERTY PHOTOS

1042 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



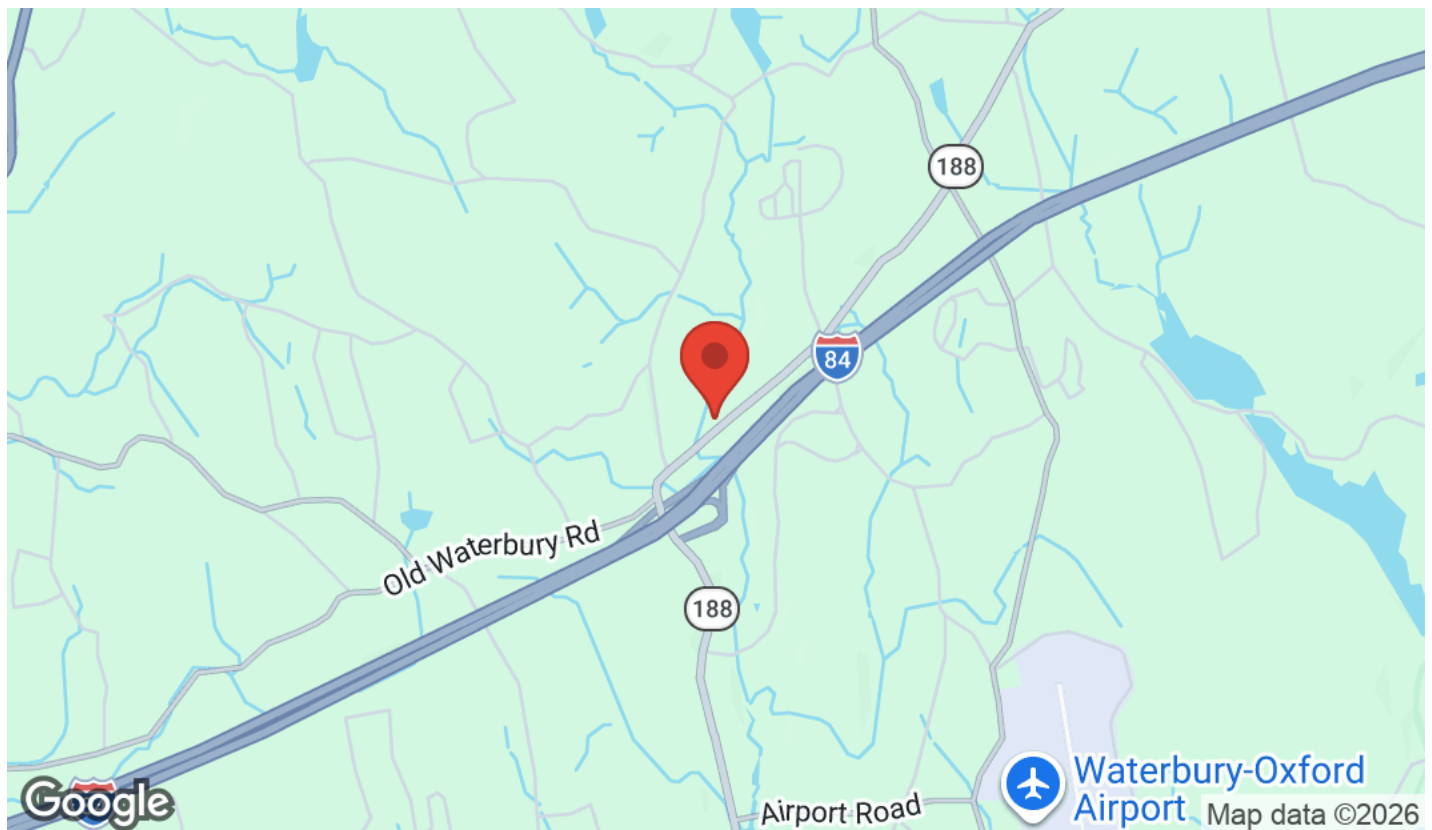
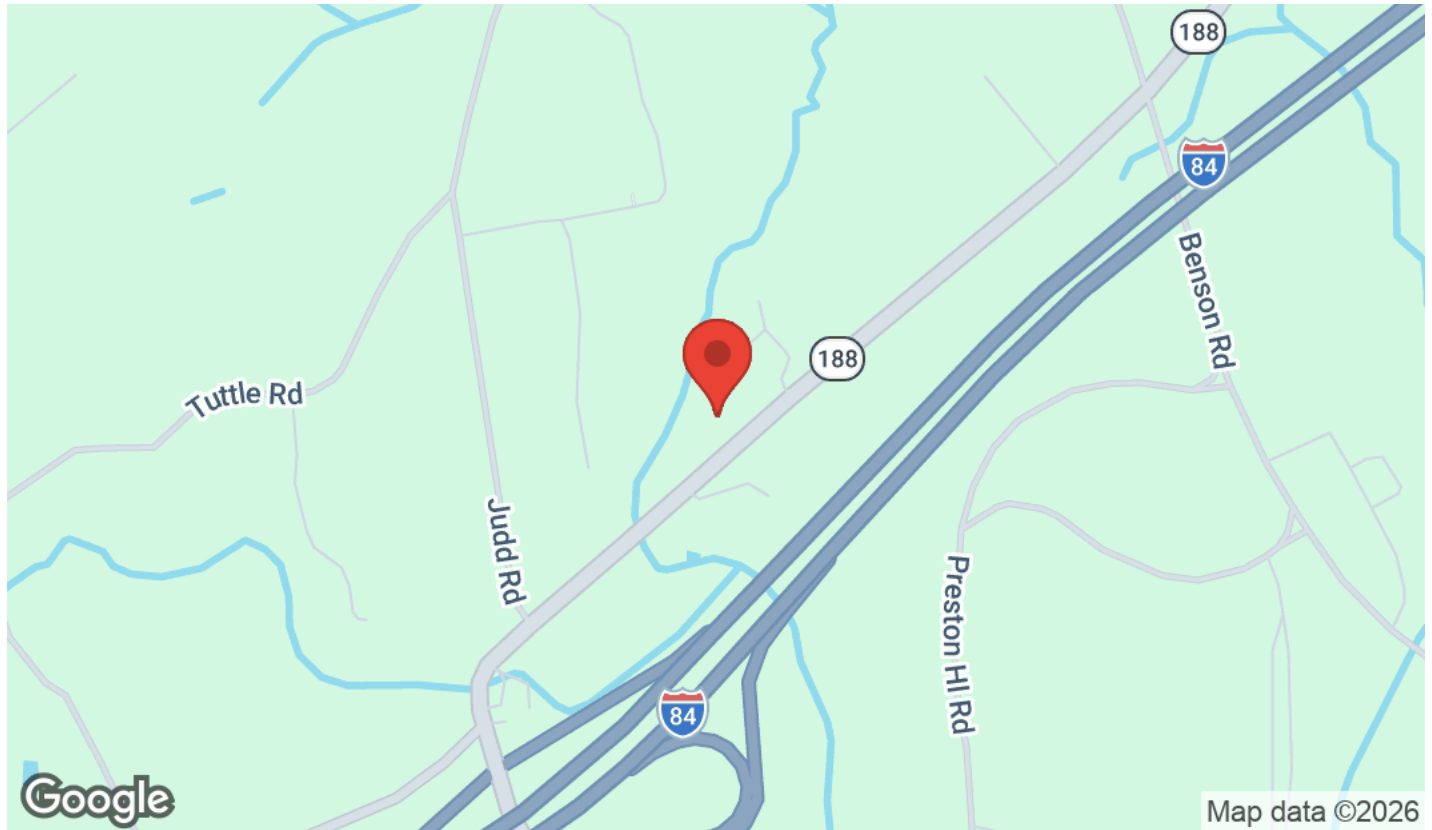
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LOCATION MAPS

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



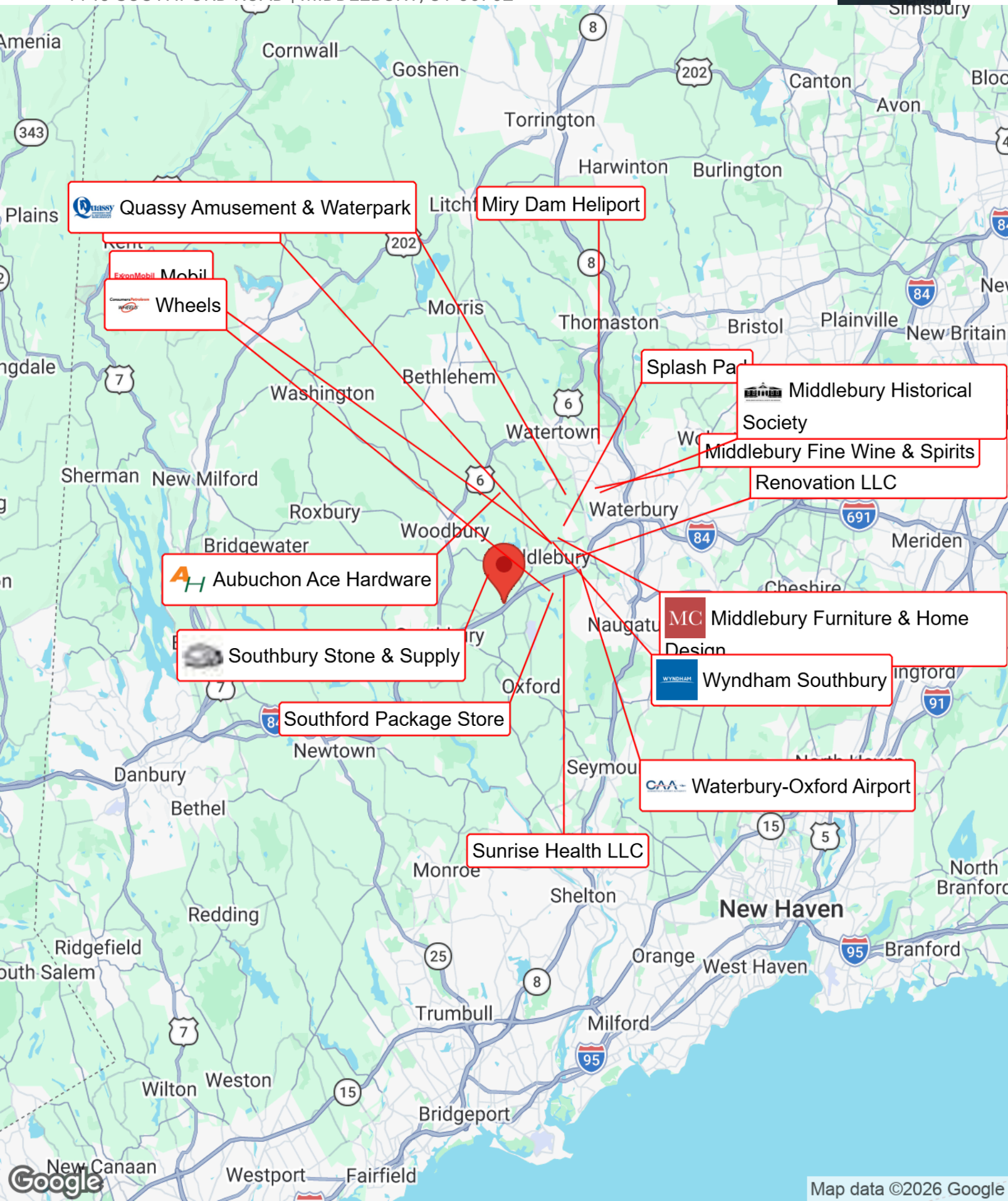
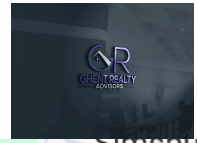
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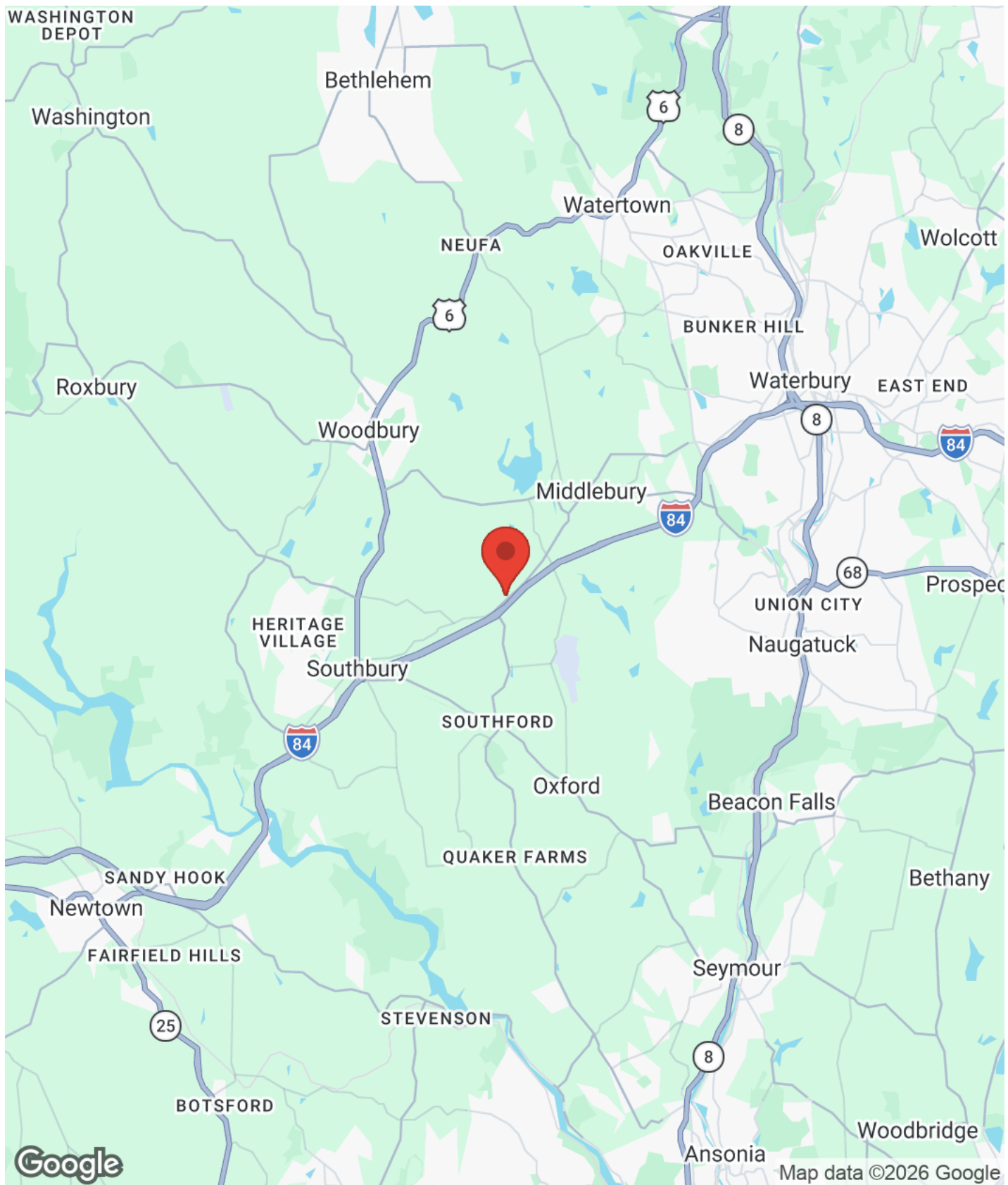
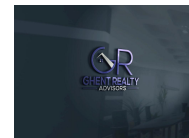
BUSINESS MAP

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



REGIONAL MAP

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



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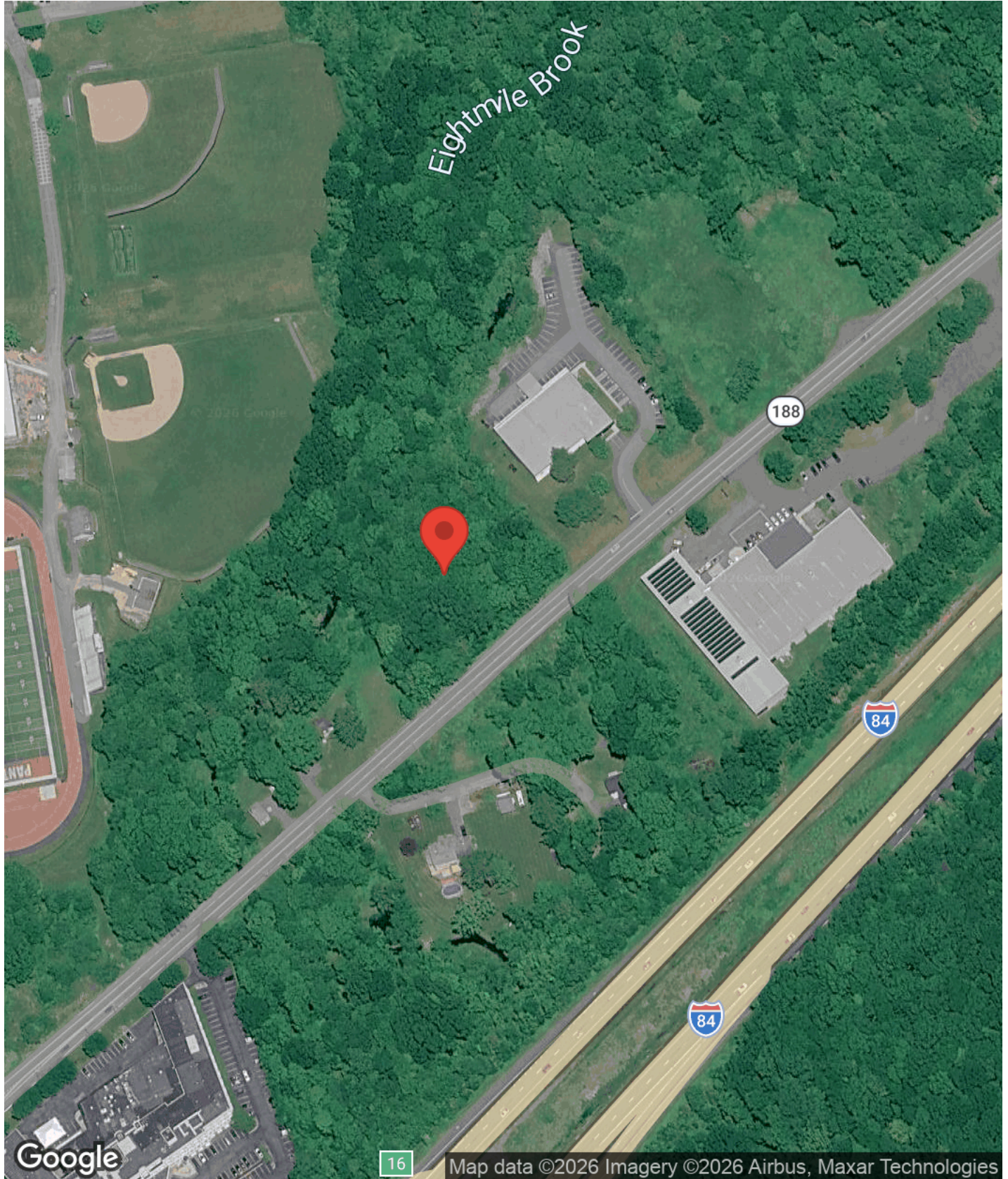
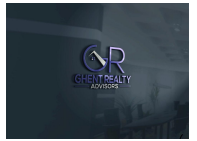
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AERIAL MAP

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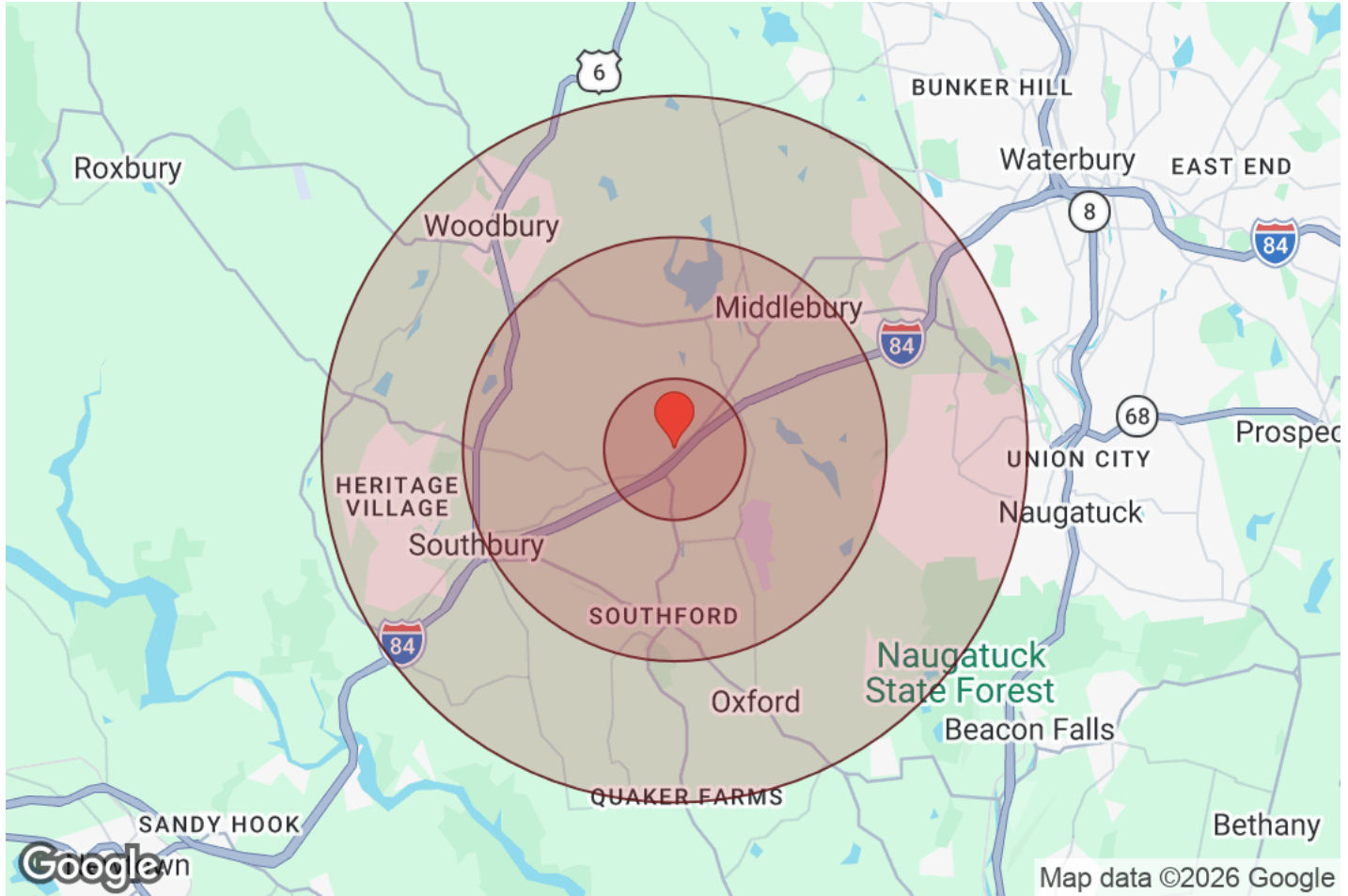
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DEMOGRAPHICS

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	682	5,036	21,395
Female	710	5,270	22,774
Total Population	1,392	10,306	44,169

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	767	6,069	25,216
Black	142	1,142	6,078
Am In/AK Nat	N/A	3	13
Hawaiian	N/A	1	9
Hispanic	325	2,195	9,147
Asian	136	614	2,738
Multiracial	21	271	910
Other	N/A	10	49

Housing	1 Mile	3 Miles	5 Miles
Total Units	518	4,150	19,617
Occupied	499	4,015	18,886
Owner Occupied	444	3,329	14,317
Renter Occupied	55	686	4,569
Vacant	20	134	730

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	212	1,673	6,953
Ages 15 - 24	156	1,239	5,028
Ages 25 - 54	523	3,633	14,579
Ages 55 - 64	198	1,546	6,051
Ages 65+	302	2,217	11,560

Income	1 Mile	3 Miles	5 Miles
Median	\$160,942	\$141,930	\$112,932
Under \$15k	17	131	998
\$15k - \$25k	4	73	880
\$25k - \$35k	5	147	1,001
\$35k - \$50k	18	191	1,274
\$50k - \$75k	69	363	2,178
\$75k - \$100k	48	412	2,017
\$100k - \$150k	73	818	3,858
\$150k - \$200k	68	698	2,673
Over \$200k	196	1,182	4,006

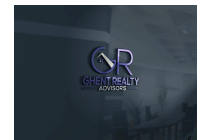
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SEC. 34 MIDDLEBURY ZONING REGS

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



SECTION 34 – GATEWAY INDUSTRIAL DESIGN DISTRICT (G.I.D.D.)

34.0 **Purpose:**

The purpose of the gateway industrial design district is to permit and encourage the orderly development of this area with community scale commercial development that will support the surrounding industrial and residential uses. The modern site design standards required in the district will ensure orderly and well-designed sites.

34.1 **Permitted Uses**

34.1.1 Executive offices.

34.1.2 Business offices.

34.1.3 Research laboratories.

34.1.4 Warehousing.

34.1.5 Light manufacturing, processing or assembly of products and the packaging of foods, beverages, toilet supplies, pharmaceuticals, perfumes and similar products.

34.1.6 Retail stores, personal service, professional service, and Financial Services where goods and services are rendered primarily at retail within a building containing less than 14,000 square feet of floor area. Buildings containing more than 14,000 square feet of floor area are subject to securing a Special Exception from the Planning and Zoning Commission in accordance with Section 52.

34.1.7 Restaurants where customers are served food and beverage only once seated at tables were counters with in an enclosed building. Such use may include a food takeout service incidental to the primary permitted use but shall not include establishments where customers are served in motor vehicles or served primarily add food takeout counters.

34.1.8 Commercial health club facilities.

34.1.9 Museums.

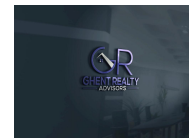
34.1.10 The following accessory uses, when clearly subordinate and subsidiary to the uses permitted in Subsections 34.1.1, 34.1.2, and 34.1.3 of this Section and in accordance with the provisions of Section 8:

- A. Off street parking and loading, as provided in Section 62;
- B. Storage and within a permanent structure;



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1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



- C. Outdoor storage enclosed by buildings, fences or walls so as to effectively screen the storage area from any other lot or from any street; street line or residence district boundary line, outdoor sales areas may be permitted by Special Exception in accordance with Section 52; and shall not exceed 5% (five percent) of the lot area nor 4,000 (four thousand) square feet, whichever is greater.
- D. Vehicular access;
- E. Electric, telephone, gas, water, sanitary sewer, sewer treatment facilities, storm drains, other utilities and outdoor lighting.
- F. Landscaped material and features permanently maintained; and any area not covered by a building or structure, or paved, shall be landscaped with trees, shrubs, loans or left in a national state if already wooded. Site development shall preserve major trees in existing landscape features whenever possible. Along and adjacent to any Residential District boundary line, a strip of land not less than twenty (20) feet in width in A Commercial District shall be landscaped with trees and shrubs to effectively screen the commercial and industrial development from residential district.
- G. Signed shall be provided in accordance with Section 63. In the G.I.D.D. Size shall require a Zoning Permit or approved as part of a site plan application. Signs shall not require a special exception.

34.2 Site Plan

Prior to approval of any application for a Certificate of Zoning Compliance for a use permitted under this section, a site plan shall be submitted and approved in accordance with the provisions of Section 51.

34.3 Prohibited Uses:

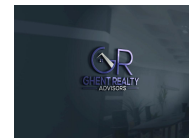
Any use not specified above as permitted is prohibited. To assist in the interpretation of permitted uses in Gateway Designed District, the following uses, the listing of which is not intended to be exhaustive, are specifically prohibited:

- 34.3.1 The prohibited uses specified in Section 6.1 unless allowed as a Special Exception Use herein.
- 34.3.2 The sale of heavy equipment.
- 34.3.3 Motor Vehicle Dealership.
- 34.3.4 Stores or arcades selling or displaying films, photos, books, videotapes or other items which are classified as pornographic undercurrent valid statutory in judicial standards.
- 34.3.5 Electronic games for use and enjoyment on the premises.



SEC. 34 MIDDLEBURY ZONING REGS

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



- 34.3.6 Automobile junkyards and secondhand or salvaged building materials yards.
- 34.3.7 Residential uses.
- 34.3.8 Motor vehicle service and filling stations, unless allowed as a Special Exception Use herein.
- 34.3.9 Ground level utility boxes.

34.4 **Special Exception Uses:**

- 34.4.1 Day nurseries, subject to the Special Standards of Section 52 and Site Plan approval as required above.
- 34.4.2 Liquor stores.
- 34.4.3 Motor vehicle gasoline/fuel sales and/or a commercial carwash facility, subject to the following criteria:
 - A. Motor vehicle gasoline/fuel sale is defined as a facility which provides the sale of gasoline or motor vehicle fuel, but specifically excluding repair, overhaul, removing, adjusting, replacement/assembly or disassembly of any part of any motor, engine or vehicle, storage of any motor vehicle, and commercial towing and or wrecker business.
 - B. Commercial car wash facilities is defined as full service automobile facilities, but specifically excluding any self-wash activities.
 - C. Commercial car wash facility shall be limited to vehicles of less than 10,000 pounds gross vehicle weight.
 - D. To be eligible for this use and this zone, the subject parcel must contain a minimum of 2.00 acres, and be serviced by public water and sanitary sewer services.
 - E. Signs shall be approved in accordance with Section 63 and Section 34.1 of the Middlebury Zoning Regulations.
 - F. Except is modified by this Section, and all other respects, the remainder of Section 34 including the prohibited uses set forth in Section 34.3 shall remain in full force and effect.

34.5 **Height, Area and Yard Requirements:**

- 34.5.1 As stated in Section 11 Height, Area and Yard Requirements.

34.6 **Outdoor Lighting:**

All illumination on all sites shall be designed and constructed in accordance with the following standards:

GHENT REALTY ADVISORS Any outdoor lighting shall be directed to avoid glare outside the property line or

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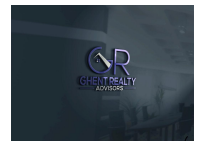
boundary.

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SEC. 34 MIDDLEBURY ZONING REGS

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



- 34.6.2 Any lighting used to illuminate any required off-street parking, loading area, or building shall be so arranged that illuminated area shall be confined to the areas where it originates.
- 34.6.3 The maximum height of lighting shall be 18 feet.
- 34.6.4 All lighting shall be shown on the Site Plan and a photometric plan may be required by the Commission.
- 34.6.5 Flood lighting shall be avoided except for loading areas.
- 34.6.6 Lighting fixtures shall be full cut off with low glare and directed lighting.
- 34.6.7 All non-essential lighting not necessary for security purposes shall be turned off after hours.

34.7 **Landscaping and Streetscape:**

Any area not paved or covered by a building or structure shall be maintained in ground cover, landscaping or natural plant materials.

In front of all exposed building foundations or masonry walls visible from any street or abutting property, evergreens shall be planted in good soil and in sufficient quantity to have, at the time and planting, a silhouette equal to 20 percent of the visible foundation.

All lawns and plant material are to be kept in neat and good appearance. Such maintenance shall include fertilizing, watering, pruning, mowing, re-seeding and replacement of dead plant materials.

To the maximum extent possible, existing healthy shade trees having a caliber of five (5) or more inches and flowering trees have the caliber of one (1) or more inches shall be retained.

All landscaping materials and plants shall be provided in accordance with good landscaping practice. All plant materials shall be clearly located and identified on the Site Plan submitted in Section 8 of the Zoning Regulations; and a plant listing shall be included giving the botanical name, common name, height and/or caliper, quantity and spacing where appropriate.

All landscaping designs should include streetscape improvements with street trees to create a unified streetscape throughout the district. The Commission shall determine the type and size of streetscape trees. The Commission may require that the developer install public sidewalks or any other pedestrian circulation facilities, if it finds that it



SEC. 34 MIDDLEBURY ZONING REGS

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



would promote public safety and pedestrian utilization of the area. All public sidewalks shall be within the public right- of-way, in a location approved by the Planning and Zoning Commission, upon advice and input from the Department of Transportation of the State of Connecticut,/and or the Town Engineer of the Town of Middlebury, as appropriate.

34.8 **Maintenance:**

All exterior surfaces of buildings and other structures requiring periodic maintenance shall be painted, cleaned, repaired, or restored as appropriate on a regular and thorough basis so as to maintain a neat and clean appearance at all times.

All buildings and appurtenances shall be maintained at all times. This includes, but not limited two, the prompt repair of paved areas, soil erosion measures, curbs, gutters, downspouts, windows, awnings, signs, walls, terraces, fountains, sculpted material, benches and lighting.

All private storm drains, culverts, catch basins and gutters are to be kept free of debris, snow or other obstructions at all times.

34.9 **Refuse Storage:**

This section is intended to control the number, size, location, and screening of refuse storage areas in order to protect the public health, safety and general welfare.

34.9.1 Facilities for the storage of refuse and garbage shall be located in such a manner as to make the facilities inconspicuous to the general public.

34.9.2 Refuse storage areas shall be enclosed and screened from view with fencing, wall or hedge/shrubs unless waived by the Commission.

34.9.3 Refuse storage areas shall be easily accessible for service vehicles and building occupants and shall not interfere with required parking spaces or travel lanes.

34.9.4 Refuse storage areas shall have a concrete pad, unless waived by the Commission.

34.9.5 No other outside sheds or storage bins for refuse will be allowed unless specifically approved by the Commission.

34.10 **Access Management:**

This section is intended to control the number, size, and location of driveways and access points for business uses, especially those that front on heavily trafficked roads and state highways, in order to promote overall traffic control and promote public safety and welfare.



SEC. 34 MIDDLEBURY ZONING REGS

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



- 34.10.1 The Commission shall review parking layout and configuration, traffic circulation within the site, the number and location of the access points two in from the site, the nature and type of traffic circulation on adjacent roadways, and the type and condition of the adjacent roadways to ensure the public safety and welfare is promoted with the greatest efficiency.
- 34.10.2 Where a parcel has adequate frontage, the center lines of access drives on the same side of the street shall be no closer than 150 feet apart. In all other cases, they shall not be less than 100 feet apart. This requirement may be modified by the Commission to accommodate requirements of the State Department Transportation or State Traffic Commission
- 34.10.3 Where street geometry, traffic volumes or traffic patterns of warrant, the Commission may:
- Limit the number of driveways that serve a specific site;
 - Designate the location of any driveway;
 - Require the use or provision of a share driveway with associated easements.
- 34.10.4 As part of the application approval, the Commission may require an applicant or owner to:
- Established mutual driveway or other in easements to provide a single point of access for two or more abutting properties in a location acceptable to the commission:
 - File easements on the LAN records in the favor of the abutting property owners and/or the town as a shall be acceptable to the commission and the Town Attorney:
 - Utilize a mutual driveway or other easement that exists on abutting property in lieu of having a separate curb cut onto a road or street.
- 34.10.5 Any easement filed shall be in a form legally acceptable to the Town.

34.11 Architecture:

This section is intended to allow the Commission to control the general architectural characteristics of buildings in the Gateway Design District.

- 34.11.1 The choice of building facing materials, particularly for facades visible from a street, shall be permanent, durable materials, such as wood, natural brick, quarry tile, poured in place or precast concrete, and stone. The architectural design of buildings should be compatible, in size, scale, and design, with the small town character of Middlebury.



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1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



34.11.3 The design of accessory buildings in structures shall match the design of primary buildings in structures.

34.11.4 Architectural renderings shall be provided as part of the Site Plan application and shall include a detailed list of materials and colors.

34.12 **Required Parking:**

Parking shall be provided and designed in accordance with Section 62 of these regulations and the following:

- A. A minimum ten (10) foot setback of parking areas from public right-of-ways shall be provided for landscaping;
- B. Parking in the front of a property shall be limited to one double aisle.

34.13 **Digital Signs:**

34.13.1 Solely in the Gateway Design District electronically digitally produced signs may be utilized as a special exception use as approved by the Planning & Zoning Commission upon submission of a site plan demonstrating the following minimum requirements. The Commission may request additional information in order to clarify what is being proposed.

34.13.2 The specific digital resolution of at least 4K (4000 pixels) shall be presented to the Commission from the applicant at the time of submission of the special exception application. In addition to the technical data, the applicant shall also submit examples of signs showing the exact degree of resolution and degrees of brightness as viewed from the adjacent roadway and experienced by passing motorists.

34.13.3 The application shall also contain a specific menu/agenda demonstrating the proposed electronic displays proposed to be used on the digital sign. Such information shall clearly demonstrate the exact type of proposed content and the proposed schedule of revisions/modifications to the digital sign on a weekly basis, with revisions/modifications permitted not more than every 7 days with the exception that governmental alerts (i.e., amber, silver or other similar emergency alerts) may be posted at any time.

34.13.4 The dimensions of such approved digital signs shall not exceed four (4) feet in height and eight (8) feet in width and shall be counted as part of any other signage approved for the subject property.

34.13.5 While the total signage for any single property located in the GIDD Zone shall be limited to a maximum of 120 square feet for properties of three or more businesses, the following shall be considered:



SEC. 34 MIDDLEBURY ZONING REGS

1140 SOUTHFORD ROAD | MIDDLEBURY, CT 06762



- a. The Base of the sign shall be constructed of an aesthetically desirable material as determined acceptable by the Commission at the time of submission of the special exception application;
- b. The base of the sign shall also be suitably landscaped at the time the sign is erected and shall be continuously maintained as long as the sign is erected and in place and the businesses connected thereto are operational;
- c. The address of the property shall be legibly displayed on the top of the proposed sign and shall be readable by any emergency services personnel looking for the property. The address line shall not be counted as part of the sign area.
- d. The total maximum height of the sign including the sign base shall be no more than 23 feet in height;
 - a. Any such sign placed along a state highway shall be shown on a site plan drawn by a certified professional surveyor to not be located within the state highway right of way. Additionally, such sign which is in close proximity to any electric or utility service or power lines shall be constructed so as not to interfere or cause potential interference with services provided by such power, utility or electric service.
- e. The sign details for all portions of any sign within the GIDD Zoning District are subject to the approval of the Commission. Such details may include items such as letter types, halo lit letters and brightness of any signs but not font types . Any proposed sign shall have the ability to be dimmed if the Commission determines it is too bright and distracting so as to cause a safety issue.

34.13.6 The sign shall be removed within thirty (30) days if the business associated with the approved electronic sign ceases operation. If the property owner desires to seek to use the sign for another business, a new special exception is required to be approved by the Commission.



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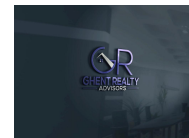
SECTION 11-HEIGHT, AREA AND YARD REQUIREMENTS

	G.I.D.D.
Min. Lot Area	40,000 S.F.
Min. Lot Area for Family Unit	N/A
Min. Lot Area Interior Lot	40,000 S.F.
Min. Square	150'
Min. Frontage	150'
Min. Setback from Street	50'
Min. Setback from other Property Line	20'
Min. Setback from State Highway	75'
Max. Stories	2.5
Max. Height	35'
Max. Lot Coverage	35%
Max. Floor Area	30%



DISCLAIMER

1140 SOUTHFORD ROAD



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