



"FERRARIS MEET FLIGHTS"

50-52 Miry Brook Road
Danbury, CT 06810



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**"FERRARIS
MEET FLIGHTS"**

PROPERTY INFORMATION

Purchase Price
\$5,750,000.00

Property Address
50-52 Miry Brook Road
Danbury, CT 06810

Year Built
1973

Property Size
40,460 Sq. Ft.

Land Size
2.91 Acres

COMPANY DISCLAIMER

This information has been obtained from sources considered reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a thorough, independent investigation of the property to determine, to your satisfaction, its suitability for your needs. Photos herein are the property of their respective owners, and use of these images without the express written consent of the owner is prohibited. .



A wide-angle photograph of a large, two-story industrial building with white siding and a dark roof. The building has several windows and a brick chimney. In front of the building is a large parking lot filled with various cars, including a silver sedan, a dark sedan, and a white SUV. There are also some trucks and trailers parked. The sky is overcast, and there are trees in the background.

PROPERTY OVERVIEW

Park your money where the Ferraris play! In Danbury's exotic auto cluster, this 40,460 SF industrial site at 50 Miry Brook Rd sits among luxury car pros, near highways & the airport. In this auto cluster is currently "American Metal" restoration and storage, Glickenhause Racing, Audi and Porsche service center, British car restoration and repair, Exotic car restoration and repair, Speed Sport Tuning, and Perfect for auto builds, storage, or high-octane ventures. With Danbury's market shifting into overdrive, this is your chance to grab a front-row seat (and maybe a test drive) in CT's hottest industrial scene. Don't get left behind!

"FERRARIS

MEET FLIGHTS"

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Danbury Airport - Industrial /Office Property for Sale

This exceptional property, located adjacent to Danbury Airport, is now available for purchase at \$5,750,000. Offering a strategic location and outstanding features, the property provides unparalleled convenience with immediate access to I-84 (East/West) and Route 7 (North/South). Just minutes from the Danbury Fair Mall, it is ideally positioned to serve businesses and clients from New York State, Westchester County, lower Fairfield County, and surrounding areas.

Property Overview:

- Improvements: 40,460 s.f. industrial and office
- Lot Size: 2.91 acres of beautifully landscaped grounds with 110 parking spaces.
- Zoning: IL-40 (Industrial Zone).
- Utilities: City water, septic, natural gas, full HVAC, and sprinklers.

Front Building:

- Front Building (50 Miry Brook):
- 7,440 SF of office and industrial space across two floors.
- Features include a dedicated loading dock, a fully air-conditioned space, and great views of the airport from the second floor.
- Ideal for light assembly, R&D, or businesses requiring office and industrial functionality.
- Natural Light: Large windows provide ample natural lighting throughout.

Rear Building:

- 29,868 SF of industrial space with a drive-in door and dock.
- Designed for flexibility to meet a variety of operational needs.
- Power: Equipped with 2,000-amp, 120/208-volt, 3-phase power with multiple sub-panels.
- Ceiling Heights: 10' ceilings
- Natural Light: Large windows provide ample natural lighting throughout.

Location Highlights:

Nestled in a thriving hub for car enthusiasts, the property is near North American Motor Car, Porsche Audi Dealership, Mercedes Dealership, Jim Glickenhaus Exotic Car Manufacturing Facility, and Speed Sport Tuning. Its central location provides excellent access to Ridgefield, Danbury, Bethel, Brookfield, and towns along the Route 7 corridor.

Ideal Uses:

Perfectly suited for all car uses, including repair, Exotic car storage, detailing shop, plus contractors, R&D, light assembly, or any business requiring proximity to the airport and significant parking availability.

Additional Opportunity:

The property's buildings can be leased separately or combined for expanded use, offering versatility for investors or end-users.

For More Information:

To schedule a tour and learn more about this exceptional property today:

Call J. Michael Struna at 203-733-1290 (mike@AdvantageRealtyInc.com)

Call Chris Cosio at 203-524-8635 (Chris@AdvantageRealtyInc.com)

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



"FERRARIS MEET FLIGHTS"

1-YEAR PROFORMA CASH FLOW SUMMARY

CASH FLOW

For the Year Ending	Year 1 Dec-2026
POTENTIAL RENTAL INCOME (PRI)	
Base Rental Income	\$482,810
- Turnover Vacancy	\$0
- Rent Concessions	\$0
Total Base Rental Income	\$482,810
- General Vacancy / Credit Loss	\$0
EFFECTIVE RENTAL INCOME	\$482,810
+ Tenant Expense Reimbursements	\$0
+ Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$482,810
- Operating Expenses	\$111,265
NET OPERATING INCOME (NOI)	\$371,545
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
- Tenant Improvements (TI)	\$0
- Leasing Commissions (LC)	\$0
CASH FLOW BEFORE TAXES	\$371,545

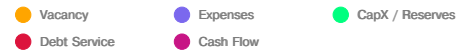
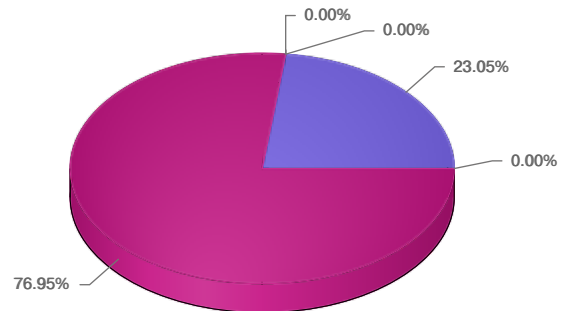
EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$111,265
NET OPERATING INCOME (NOI)	\$371,545

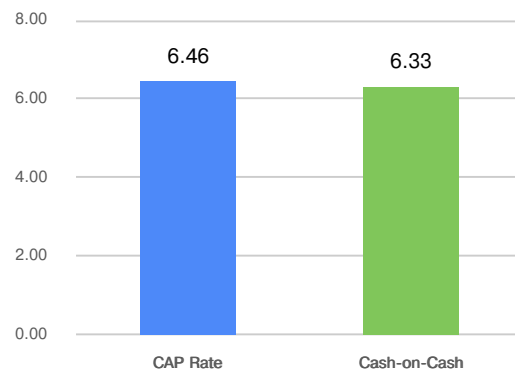
INITIAL INVESTMENT

Purchase Price	\$5,750,000
+ Acquisition Costs	\$115,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$5,865,000

INVESTMENT PERFORMANCE



Investment Performance (%)



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5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$5,750,000
+ Acquisition Costs	\$115,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$5,865,000

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	0.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$482,810	\$494,885	\$507,323	\$520,133	\$538,186
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$482,810	\$494,885	\$507,323	\$520,133	\$538,186
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$482,810	\$494,885	\$507,323	\$520,133	\$538,186
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$482,810	\$494,885	\$507,323	\$520,133	\$538,186
- Operating Expenses	\$111,265	\$114,603	\$118,041	\$121,582	\$125,230
NET OPERATING INCOME (NOI)	\$371,545	\$380,282	\$389,282	\$398,551	\$412,956
NET OPERATING INCOME (NOI)	\$371,545	\$380,282	\$389,282	\$398,551	\$412,956
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
- Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
- Leasing Commissions (LC)	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$371,545	\$380,282	\$389,282	\$398,551	\$412,956
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	6.33%	6.48%	6.64%	6.80%	7.04%
Return on Equity	7.71%	7.71%	7.71%	7.62%	7.64%
Equity Multiple	0.88	0.97	1.06	1.15	1.26

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$5,693,000
Cost of Sale	\$284,650
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$5,408,350

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	5.24%
Acquisition CAP Rate	6.46%
Year 1 Cash-on-Cash	6.33%
Gross Rent Multiplier	11.91
Price Per Square Foot	\$142.12
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



TENANT RENT ROLL

Suite/Unit	Tenant	Rentable Area(Sq. Ft.)	Lease Start Date	Lease End Date	Initial Lease Term (Months)	Current Monthly Rate Per Sq. Ft.	Current Annual Rate Per Sq. Ft.	Current Year Annual Base Rent
1	Cannondale Generator	18,496.00	Jan-26	Dec-30	60	\$0.98	\$11.75	\$217,328
2	Vacant - For Lease	14,524.00	Jan-26	Dec-30	60	\$1.06	\$12.75	\$185,181
M to M	Practical Skills Clinic	3,720.00	Jun-25	May-30	60	\$1.19	\$14.33	\$53,301
M to M	Connected Consumer Fuel	3,720.00	Sep-25	Aug-30	60	\$0.60	\$7.26	\$27,000
	Total Amount	40,460.00						\$482,810

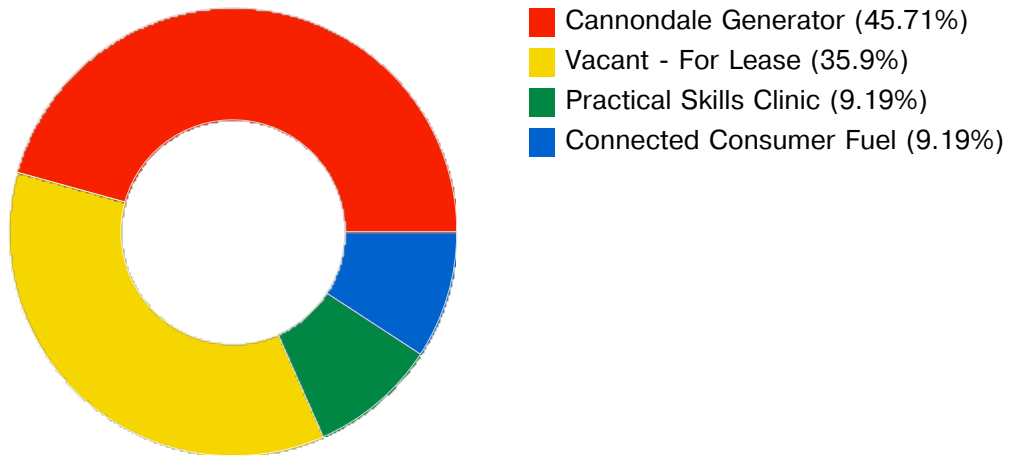


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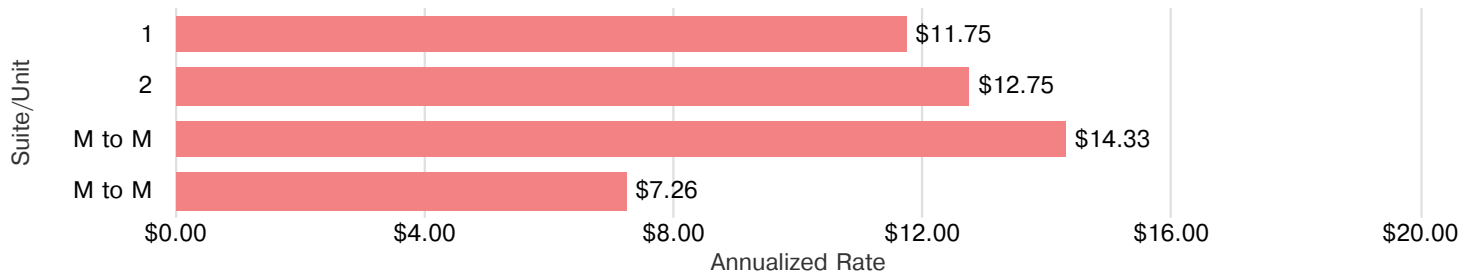
TENANT RENT ROLL

Tenant Occupancy



TENANT RENT ROLL

Rate Per Square Feet



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ANNUAL TENANT INCOME DETAIL

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
1	Cannondale Generator					
	Base Rent	\$217,328	\$223,848	\$230,563	\$237,480	\$244,605
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$217,328	\$223,848	\$230,563	\$237,480	\$244,605
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
2	Vacant - For Lease					
	Base Rent	\$185,181	\$190,736	\$196,459	\$202,352	\$208,423
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$185,181	\$190,736	\$196,459	\$202,352	\$208,423
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
M to M	Practical Skills Clinic					
	Base Rent	\$53,301	\$53,301	\$53,301	\$53,301	\$54,759
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$53,301	\$53,301	\$53,301	\$53,301	\$54,759
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
M to M	Connected Consumer Fuel					
	Base Rent	\$27,000	\$27,000	\$27,000	\$27,000	\$30,400
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$27,000	\$27,000	\$27,000	\$27,000	\$30,400
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

TOTAL	Base Rent	\$482,810	\$494,885	\$507,323	\$520,133	\$538,186
	-Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	-Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Total Tenant Income	\$482,810	\$494,885	\$507,323	\$520,133	\$538,186
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0



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CASH FLOW DETAILS

INCOME

For the Year Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$482,810	\$494,885	\$507,323	\$520,133	\$538,186
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$482,810	\$494,885	\$507,323	\$520,133	\$538,186
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (ERI)	\$482,810	\$494,885	\$507,323	\$520,133	\$538,186
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$482,810	\$494,885	\$507,323	\$520,133	\$538,186

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$111,265	\$114,603	\$118,041	\$121,582	\$125,230
NET OPERATING INCOME (NOI)	\$371,545	\$380,282	\$389,282	\$398,551	\$412,956

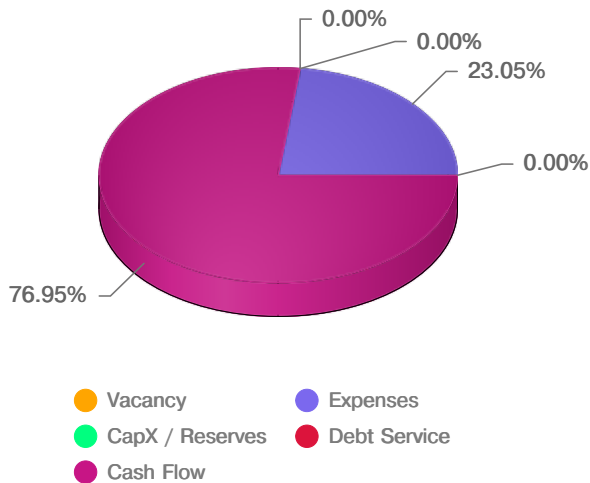


5-YEAR CASH FLOW ANALYSIS

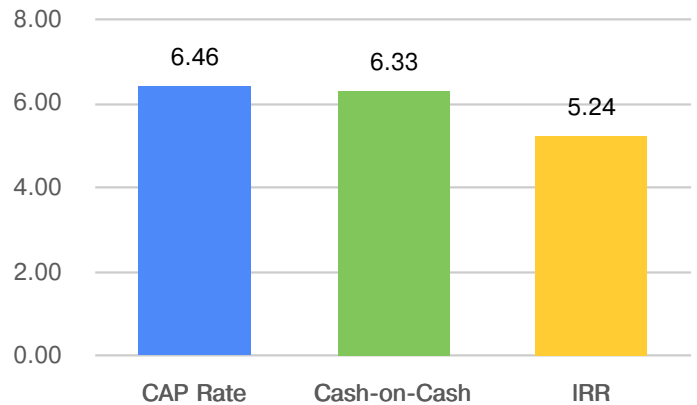
ASSUMPTION / INPUTS

Purchase Price	\$5,750,000
Year 1 Potential Income	\$482,810
Vacancy & Credit Loss	0.00%
Year 1 Expenses	\$111,265
Acquisition CAP Rate	6.46%
Sale Price - CAP Rate	7.50%

Acquisition Costs	2.00%
Annual Income Increase	0.00%
Other Income Increase	3.00%
Annual Expense Increase	3.00%
Loan Fees Points	0.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$5,865,000)	0	\$0	0	(\$5,865,000)
1	\$371,545	1	\$0	1	\$371,545
2	\$380,282	2	\$0	2	\$380,282
3	\$389,282	3	\$0	3	\$389,282
4	\$398,551	4	\$0	4	\$398,551
5	\$5,821,306	5	\$0	5	\$5,821,306
Property IRR/Yield = 5.24%		Effective Loan Rate = N/A		Equity IRR / Yield = 5.24%	

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



KEY INVESTMENT FACTS

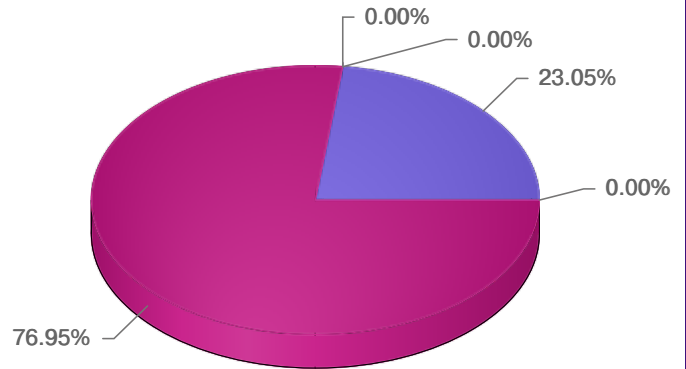


INITIAL INVESTMENT

Purchase Price	\$5,750,000
+ Acquisition Costs	\$115,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$5,865,000



CASH FLOW

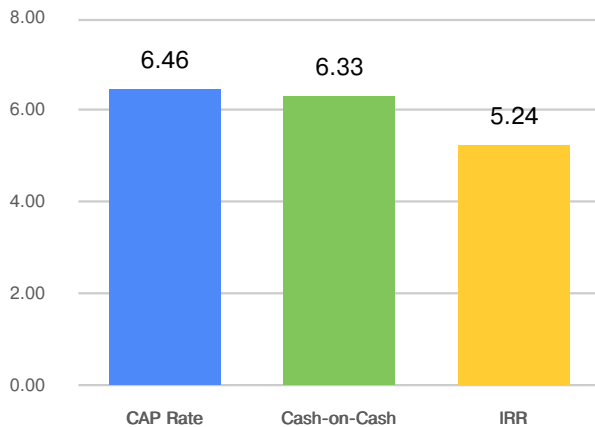


- Vacancy
- CapX / Reserves
- Cash Flow
- Expenses
- Debt Service



INVESTMENT PERFORMANCE

Investment Performance (%)



Internal Rate of Return (IRR)	5.24%
Acquisition CAP Rate	6.46%
Year 1 Cash-on-Cash	6.33%
Gross Rent Multiplier	11.91
Price Per Square Foot	\$142.12
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

For the Year Ending	Year 5 Dec-2030
POTENTIAL RENTAL INCOME (PRI)	
Base Rental Income	\$538,186
- Turnover Vacancy	\$0
- Rent Concessions	\$0
Total Base Rental Income	\$538,186
- General Vacancy / Credit Loss	\$0
EFFECTIVE RENTAL INCOME	\$538,186
+ Tenant Expense Reimbursements	\$0
+ Other Income	\$0
GROSS OPERATING INCOME (GOI)	\$538,186
- Operating Expenses	\$125,230
NET OPERATING INCOME (NOI)	\$412,956
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
- Tenant Improvements (TI)	\$0
- Leasing Commissions (LC)	\$0
CASH FLOW BEFORE TAXES	\$412,956



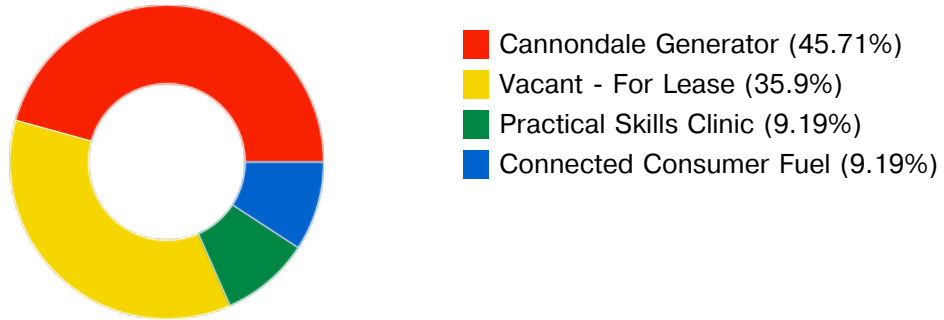
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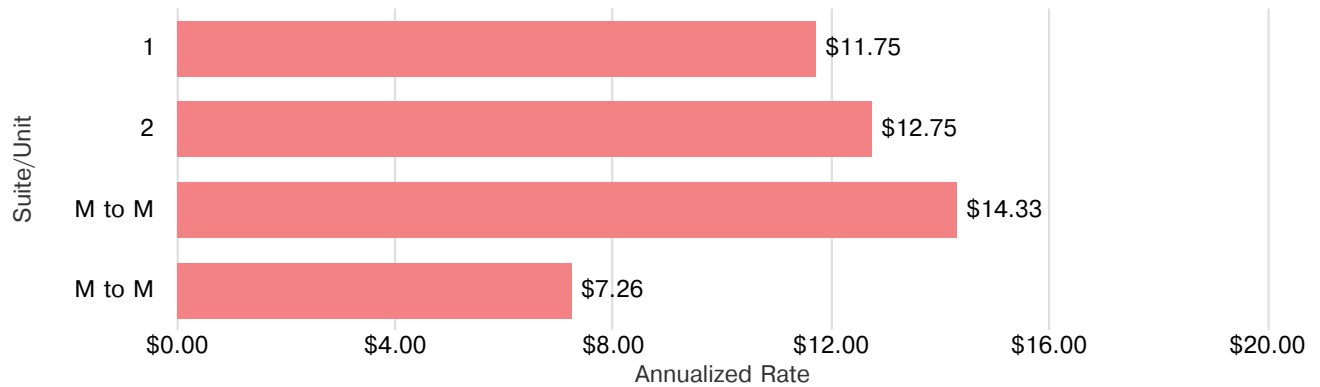
TENANT RENT ROLL



TENANT OCCUPANCY



Rate Per Square Feet



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