

FOR SALE

US Postal Service Facility – Kensington, CT



- LOCATION:** Located at 62 Kensington Road in the Kensington section of Berlin, CT. Berlin is located approximately 20 minutes south of Hartford by car with easy access to Routes 91, 5, and 9. Property is within ¼ mile of the Kensington train station which has Amtrak and CT Rail service.
- SITE:** Lot is relatively level and consists of 1.22 acres (53,169 square feet) of land -- corner lot with frontage on Kensington Road (263+/- feet) and Brook Street (245+/- feet.)
- BUILDING:** According to the lease, the building area is 7,624+/- square feet with additional 805+/- square foot covered exterior loading platform/ ramp. There is ample paving on both sides of the building with 75+/- spaces plus ample maneuvering space for the loading dock. Construction is cinder block with a brick veneer; the roof is pitched/flat with a wood structure. It is serviced by public water, sewer, electricity and natural gas. According to information provided by others, the building was constructed in 1969 for use by the Postal Service.
- LEASE STATUS:** The USPS on 1/27/23 exercised a five-year option to extend the term of its lease until 4/30/29. There is an additional option to extend the term through 4/30/34.
- BASE RENT:** Effective 5/1/24, the rental rate increased to \$121,984 per year. Upon postal service execution of its five year extension option, the rental rate will increase by 12.5% to \$137,232 per year for the option period.
- MAINTENANCE:** Lessor is responsible for repairs and replacement of most building components in addition to repainting the interior every five years. The USPS is responsible for trash removal, landscaping, snow removal, janitorial, etc.
- CAPITAL IMPROVEMENTS:** Over the past ten years, the Lessor has replaced the air conditioning system, installed a new roof, and made repairs/upgrades to the parking lot and related drainage.
- LEASE GUARANTEE:** The lease is guaranteed by the US Postal Service.
- OFFERING PRICE:** \$1,700,000 (.06 capitalization rate)

Please note:

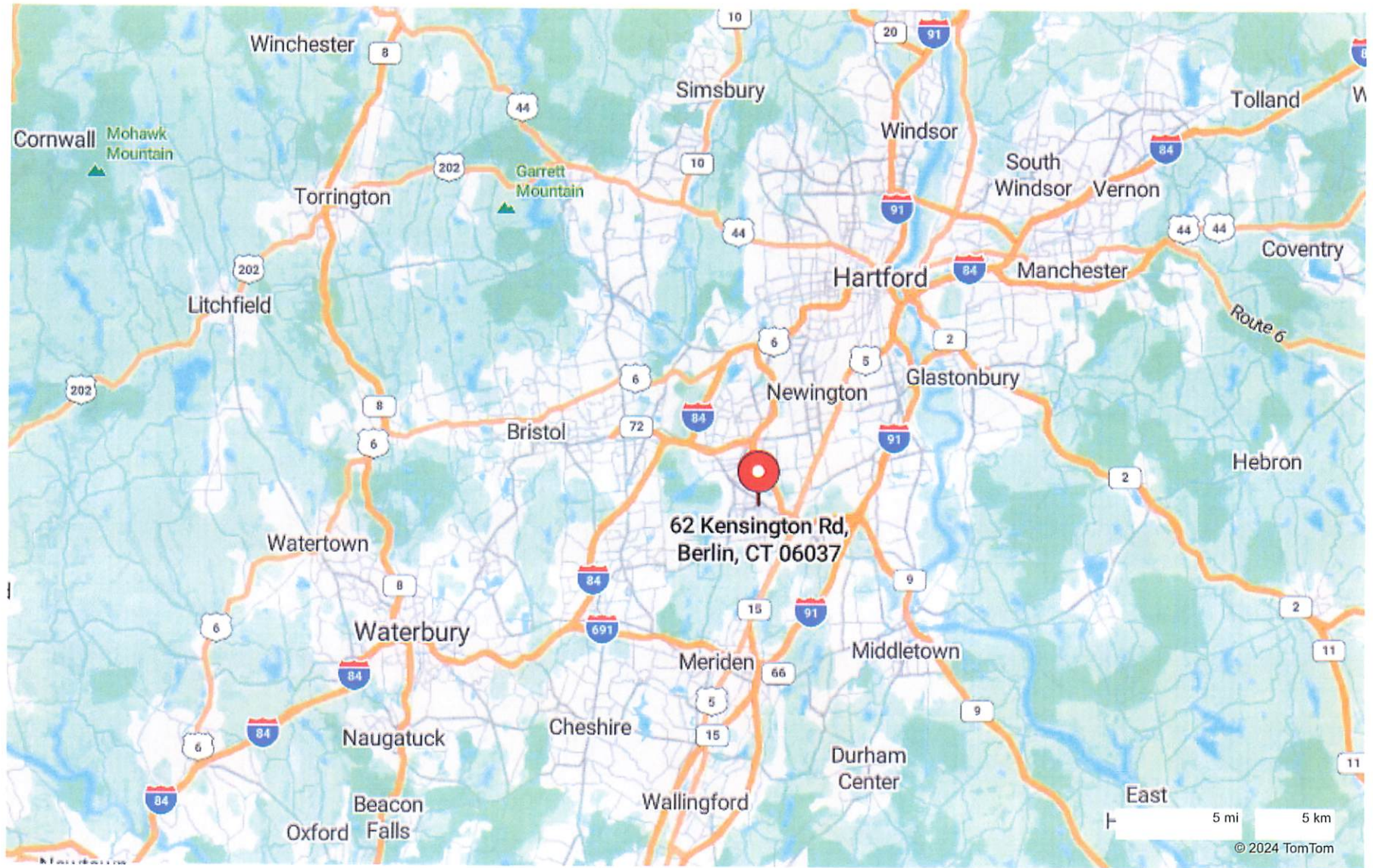
- While this information has been obtained from sources believed to be reliable, we are not responsible for errors or omissions. Buyers must complete their own due diligence.
- Further information – financials and lease – will be provided to qualified buyers on execution of a non-disclosure agreement.
- Neither Hirsch & Company nor the USPS service will pay a cooperating real estate brokerage commission.

This property is being marketed in conjunction with Sentry Commercial Real Estate of Hartford, CT.



HIRSCH & COMPANY

Harris Pond Office Park • 32 Daniel Webster Highway, Suite #1 • Merrimack, NH 03054-4859
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Property Information

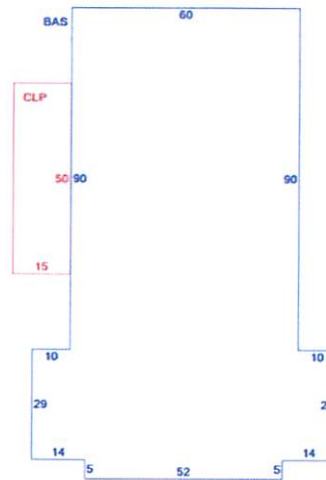
Property Location	62 KENSINGTON RD
Owner	MARELD COMPANY INC
Co-Owner	
Mailing Address	400 AMHERST ST NASHUA NH 03063
Land Use	3400 Office Bldg
Land Class	C
Zoning Code	CCD-2
Census Tract	4001

District	1
Acreage	1.22
Utilities	All Public
Book / Page	0253/0000

Photo



Sketch



Primary Construction Details

Year Built	1969
Building Desc.	Office Bldg
Building Style	Off/Warehouse
Stories	1
Occupancy	1.00
Exterior Walls	Brick/Masonry
Exterior Walls 2	
Roof Style	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Walls	Drywall/Plaste
Interior Walls 2	
Interior Floors 1	Vinyl/Asphalt
Interior Floors 2	

Heating Fuel	Gas/Oil
Heating Type	Forced Air-Duc
AC Type	Central
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	
Bath Style	
Kitchen Style	
Fin BSMT Area	
Fin BSMT Quality	
Fin BSMT Area 2	
Fin BSMT Qual 2	

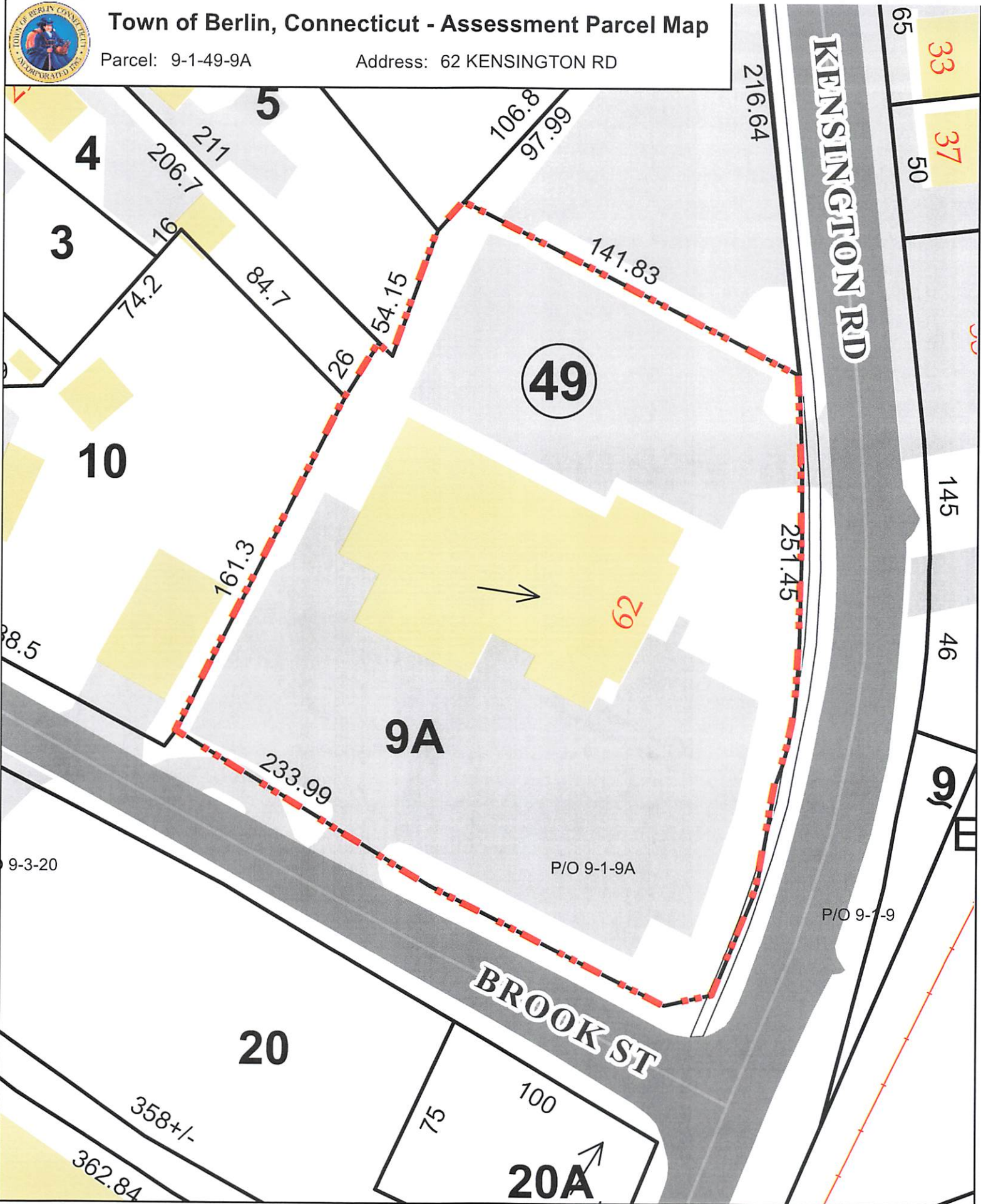
BSMT Garages	0
Fireplaces	0
Whirlpool Tub	0
Building Use	Ind/Comm
Building Condition	G
Industrial / Commercial Details (*Residential Not Applicable)	
Heat / AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths / Plumbing	AVERAGE
Ceiling / Wall	CEIL & WALLS
Rooms / Prtns	AVERAGE
Wall Height	12
First Floor Use	3400



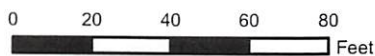
Town of Berlin, Connecticut - Assessment Parcel Map

Parcel: 9-1-49-9A

Address: 62 KENSINGTON RD



Approximate Scale: 1 inch = 49 feet



Map Produced: November 2022

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Berlin and its mapping contractors assume no legal responsibility for the information contained herein.