

# FOR SALE



## 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 with room for expansion**  
**2 Adjacent Industrial Lots Available (7.3 acres)**  
**Net Operating Income of \$288,000.00**  
**Offered at: \$3,200,000.00**

***2 Morse Road***  
***Oxford, CT 06478***



# 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	<b>OTHER</b>	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)	<b>TAXES</b>	
Date Built	1988/ Last addition 2003	Assessment	\$1,628,500.00
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Appraisal	\$2,326,300.00
Sewer	City	Mill Rate	24.36
Water	City	Taxes	\$39,670.26
Gas	EverSource	<b>TERMS</b>	
Electrical	400 amps / 480 v / 3 phase	SALE	\$3,200,000.00

**LEASE TERMS** \*\* Exp 12/21/26 with 3yr option to extend \$24,000.00/mo (\$288,000.00) thru 12/31/24  
 \*\*\*1/1/25-12/31/25 Increase and 1/1/26-12/21/26 Increase

## 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>



# Godin Property Brokers LLC

★★★★★ Commercial / Industrial





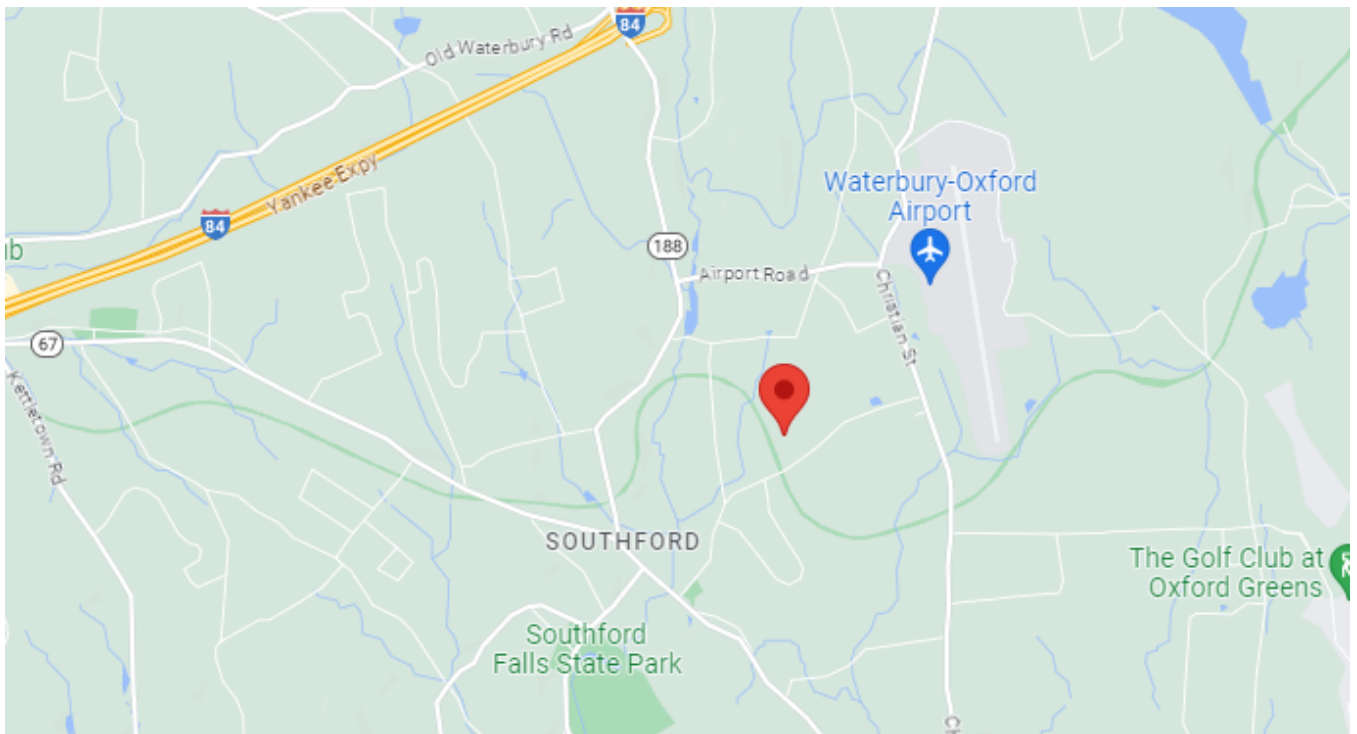


**SUBJECT**

**Available Lot**

**Available Lot**





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