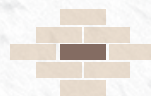


New Britain

◇ INDUSTRIAL PORTFOLIO ◇

NEW BRITAIN, CT



OPPORTUNITY OVERVIEW

Newmark has been exclusively retained to sell the New Britain Industrial Portfolio, a unique mixed-use offering comprised of eight addresses spanning one industrial/multi-family site and three industrial land/outdoor storage sites, all of which total 19.18 acres and are located less than 15 miles southwest of Hartford in New Britain, Connecticut. Offered for the first time in nearly a century and featuring inherent land value, in-place infrastructure and a highly accessible location in Central Connecticut, the portfolio presents a generational acquisition opportunity with diverse upside potential. The properties can be sold together as a portfolio, in sub-portfolios, or as individual assets.

The New Britain Industrial Portfolio offering is underscored by the following key investment drivers:

Unique Mixed-Use Offering

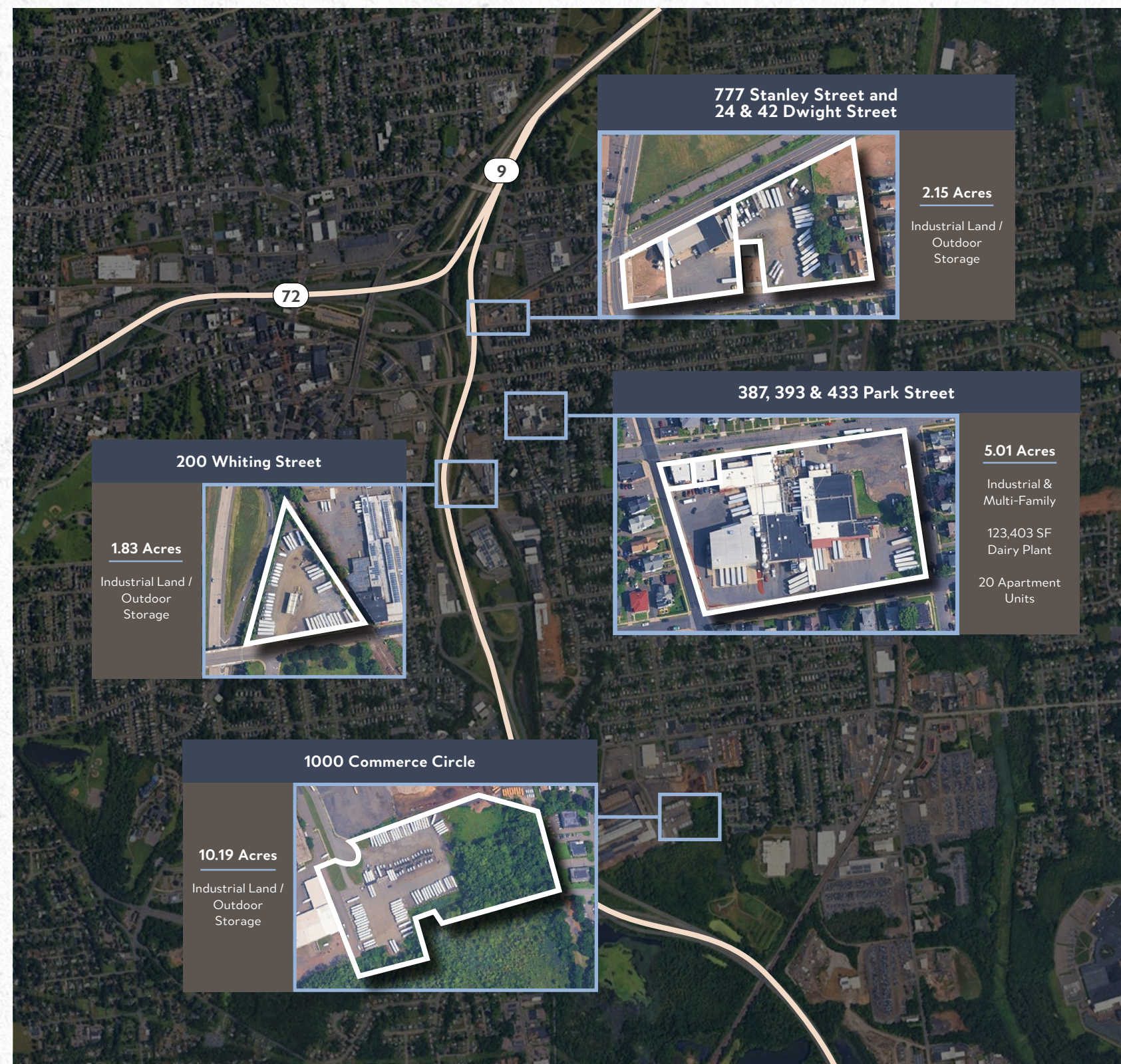
- One mixed-use site that spans a full 5.01-acre city block and is presently improved with a 123,403-square-foot industrial complex (the former Guida's dairy plant) and two multi-family buildings totaling 20 apartment units (13 units of which are presently leased), providing re-leasing or redevelopment potential plus interim cash flow
- Three separate industrial land/outdoor storage sites, each spanning 10.19 acres, 2.15 acres and 1.83 acres, that offer valuable support infrastructure for the portfolio's existing industrial complex or the surrounding area's other industrial users

Highly Accessible Location

- Prime positioning in Central Connecticut with seamless highway and transit connectivity to major city centers across the Northeast, including Boston, Providence and New York City
- Situated directly off Routes 9 and 72, between Interstates 84 and 91, across from a major bus station (CTfastrak) and 2.5 miles from a key regional train station (Amtrak/CTrail Hartford Line)

Strong Metro Hartford Synergies

- New Britain is one of the largest cities in the metropolitan Hartford region, which is characterized by a mix of corporate headquarters users, high-performing medical and academic institutions and a strong industrial sector supported by robust amenities and a densely concentrated workforce
- The portfolio is surrounded by 5-, 10- and 15-mile residential populations of 164,700, 630,700 and 984,400 people, respectively, with corresponding average household incomes of \$111,100, \$112,600 and \$117,800



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NEW BRITAIN, CT

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