



Ranked in Top 50

Commercial Firms in U.S.

FOR SALE

225 Leonard Drive, Groton, CT 06340

PRIME INDUSTRIAL NNN INVESTMENT OPPORTUNITY

SALE PRICE \$1,850,000 | 8.45% CAP RATE | \$156,394 NOI

HIGHLIGHTS

- 100% Leased Property
- Long-Term NNN Leases with:
 - The Beer'd Brewing Co
 - Mystic Cheese
- Building 1: 10,500± SF
 - Built in 2018
- Building 2: 4,050± SF
 - Built in 2010
- Entire Parcel is 1.69± Acres
- Located just off I-95, Exit 87

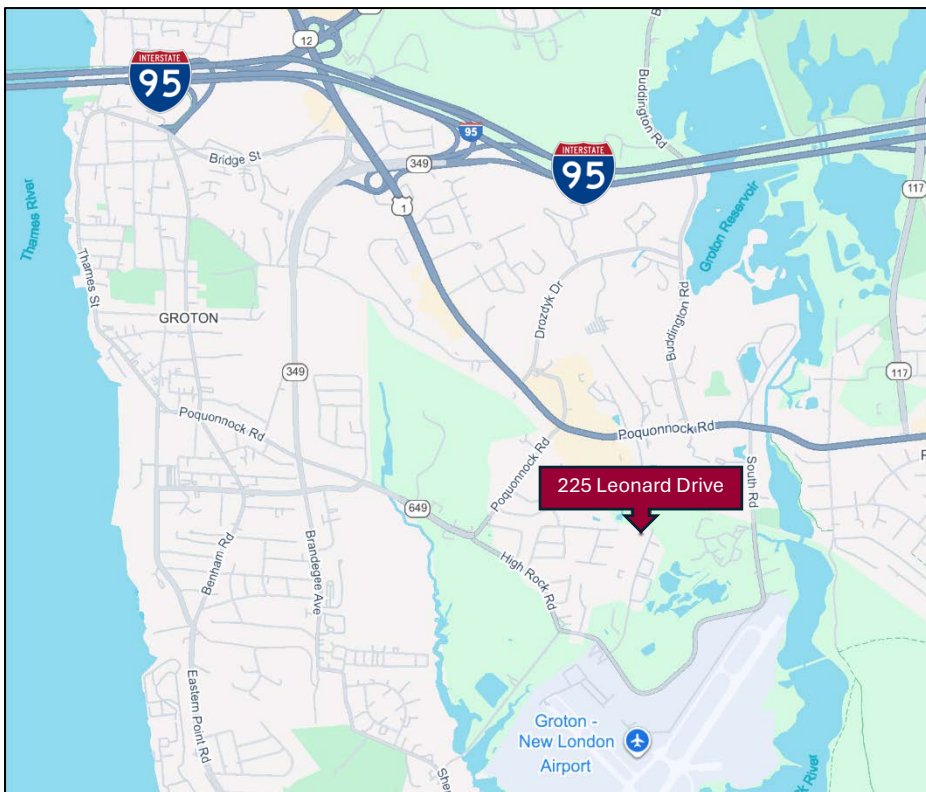
CONTACT

Luke Massirio

(860) 761-6016 | (860) 883-6013

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[Click here for the Confidentiality Agreement](#)



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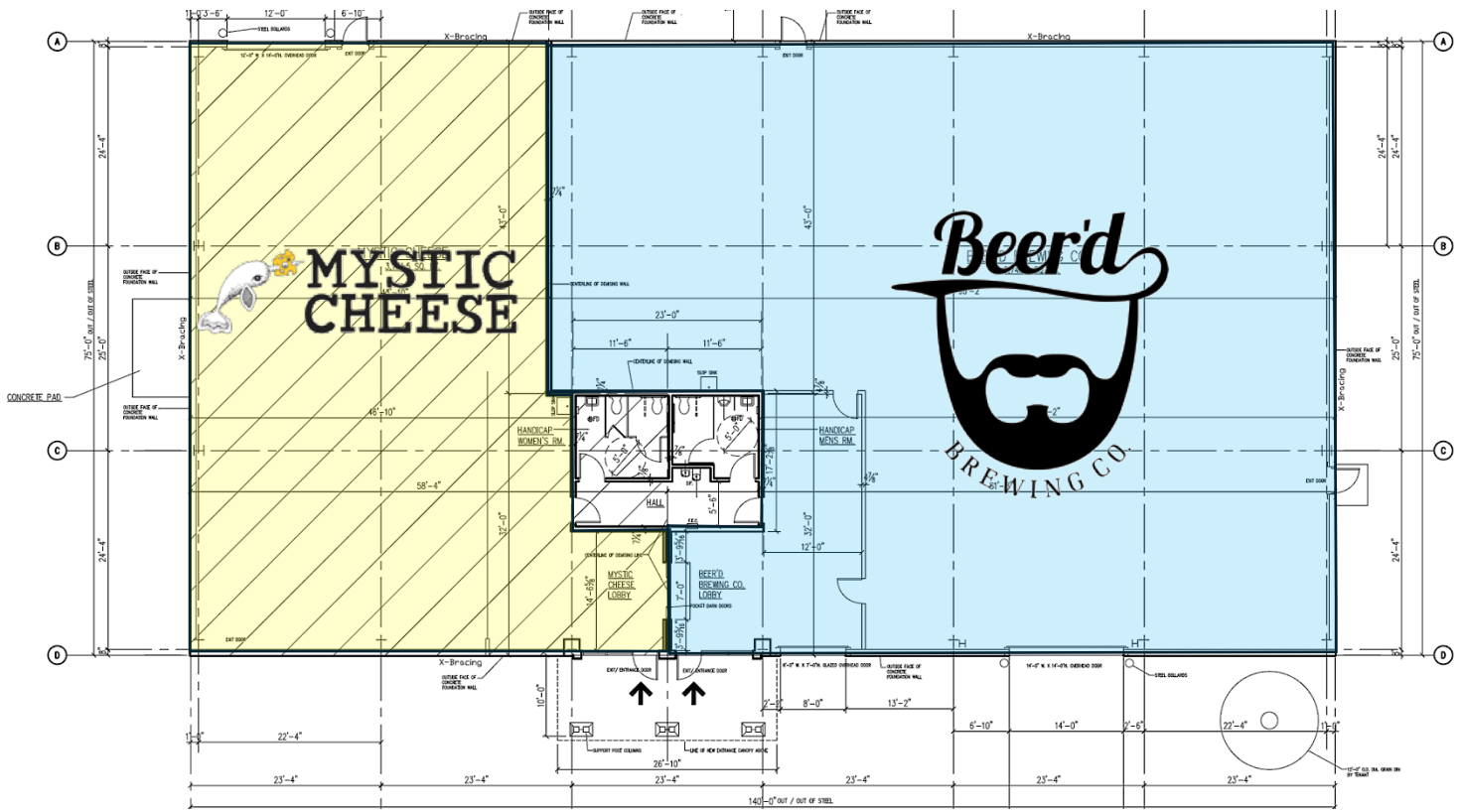
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

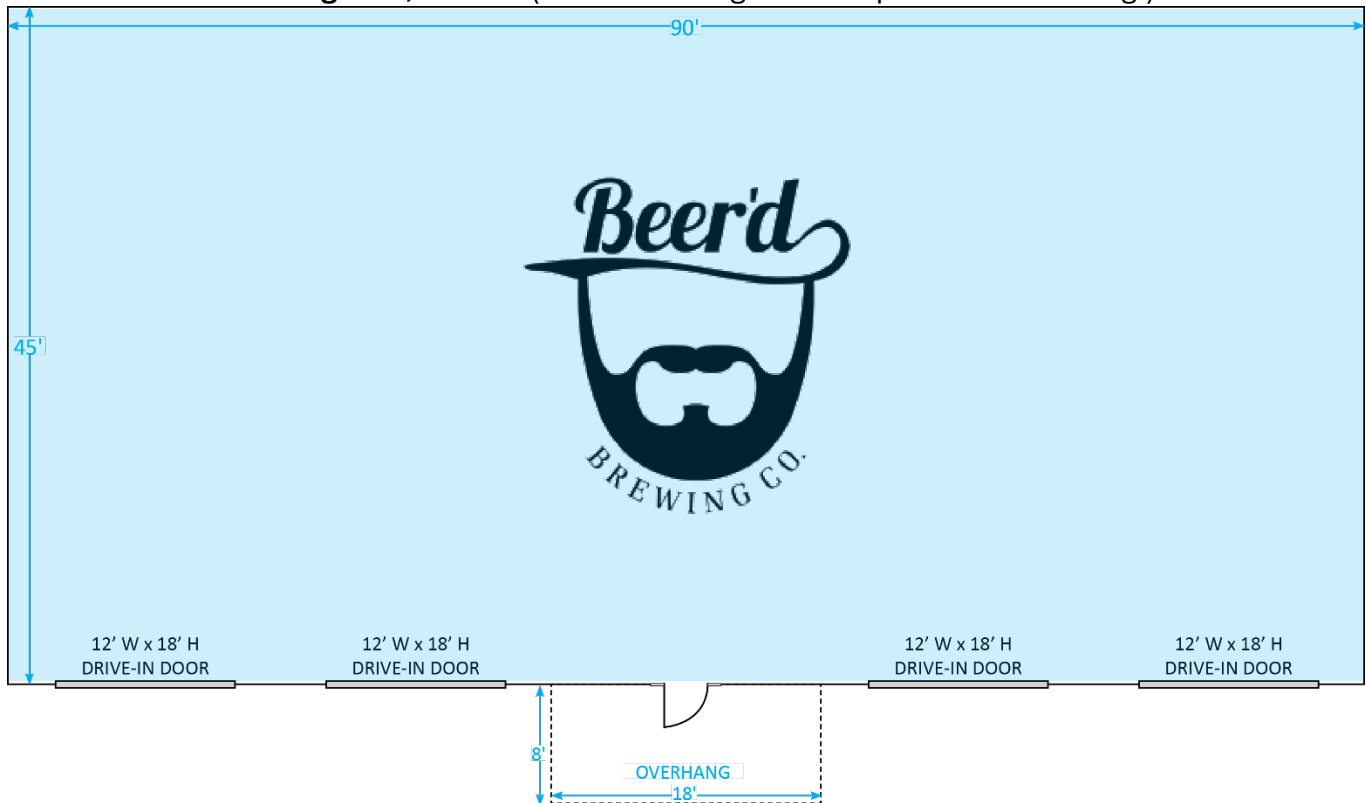
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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Building 1 – 10,500 SF (Mystic Cheese occupies 3,750± SF and Beer'd Brewing occupies 6,750± SF)



Building 2 – 4,050± SF (Beer'd Brewing Co. occupies entire building.)



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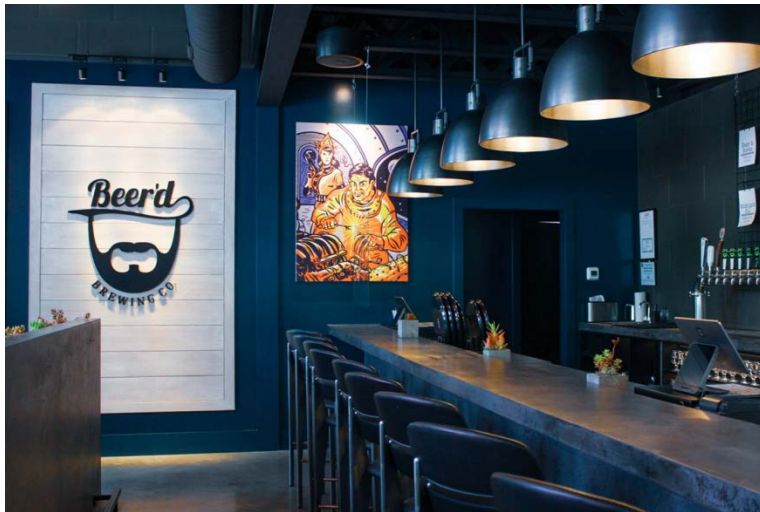
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BUILDING INFORMATION – BUILDING 1

GROSS BLD AREA: 10,500± SF

FLOORS: 1

DRIVE-IN DOORS: 2 Drive-ins

CLEAR HEIGHT: 30' - 34'

CONSTRUCTION: Light Steel

ROOF TYPE: Gable, Metal

YEAR BUILT: 2018

MECHANICAL EQUIPMENT – BUILDING 1

AIR CONDITIONING: Yes

HEAT: Gas

SPRINKLERED: No

ELECTRIC/POWER: 2,200amp/480V/3PH

BUILDING INFORMATION – BUILDING 2

GROSS BLD AREA: 4,050± SF

FLOORS: 1

DRIVE-IN DOORS: 4 Drive-ins (12' W x 18' H)

CLEAR HEIGHT: 32'

CONSTRUCTION: Light Steel

ROOF TYPE: Gable, Metal

YEAR BUILT: 2010

MECHANICAL EQUIPMENT – BUILDING 2

AIR CONDITIONING: Yes

HEAT: Gas

SPRINKLERED: No

ELECTRIC/POWER: 400amp/ 3-phase

SITE INFORMATION

SITE AREA: 1.69± Acres

ZONING: IG

PARKING: Ample

SIGNAGE: Monement

HWY ACCESS: I-95, Exit 87 (Rt. 349)

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$701,412

TOWN MILL RATE: 24.81

FIRE DISTRICT RATE: D – 4.70

SEWER RATE: 0.38

TAXES: \$20,965.22/year (\$1.44/SF)

BUILDING 1



BUILDING 2



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