

# SALE

## INDUSTRIAL BUILDING WITH OUTSIDE STORAGE

1400 Old North Colony Road Meriden, CT 06451



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale 1400 Old North Colony Road, located in Meriden, Connecticut. This 20,000 SF Industrial building is located on 2.5-acres in the M-2 zone. 1/2 mile from Berlin Turnpike, I-91, and Route 691. Fully-occupied investment asset, featuring outside storage, drive-in doors, and a residential house on the property.

### PROPERTY HIGHLIGHTS

- Outside Fenced Storage
- 9 Drive-In Doors 12x14 Ft.
- 14x18 Ft. Clear Span
- Close to Major Highways
- Residential House on Property
- Land to Accommodate an Additional 20,000 SF

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	6
Lot Size:	2.5 Acres
Building Size:	20,000 SF
NOI:	\$165,585.00
Cap Rate:	5.09%
Zoning:	M-2

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,481	48,660	189,453
Total Population	34,732	106,815	430,923
Average HH Income	\$75,241	\$86,552	\$89,826

**James McCall**  
203 376 9650



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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### INVESTMENT OVERVIEW

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#### OPERATING DATA

Gross Income	\$187,800
Operating Expenses	\$22,215
Net Operating Income	\$165,585
Pre-Tax Cash Flow	\$165,585

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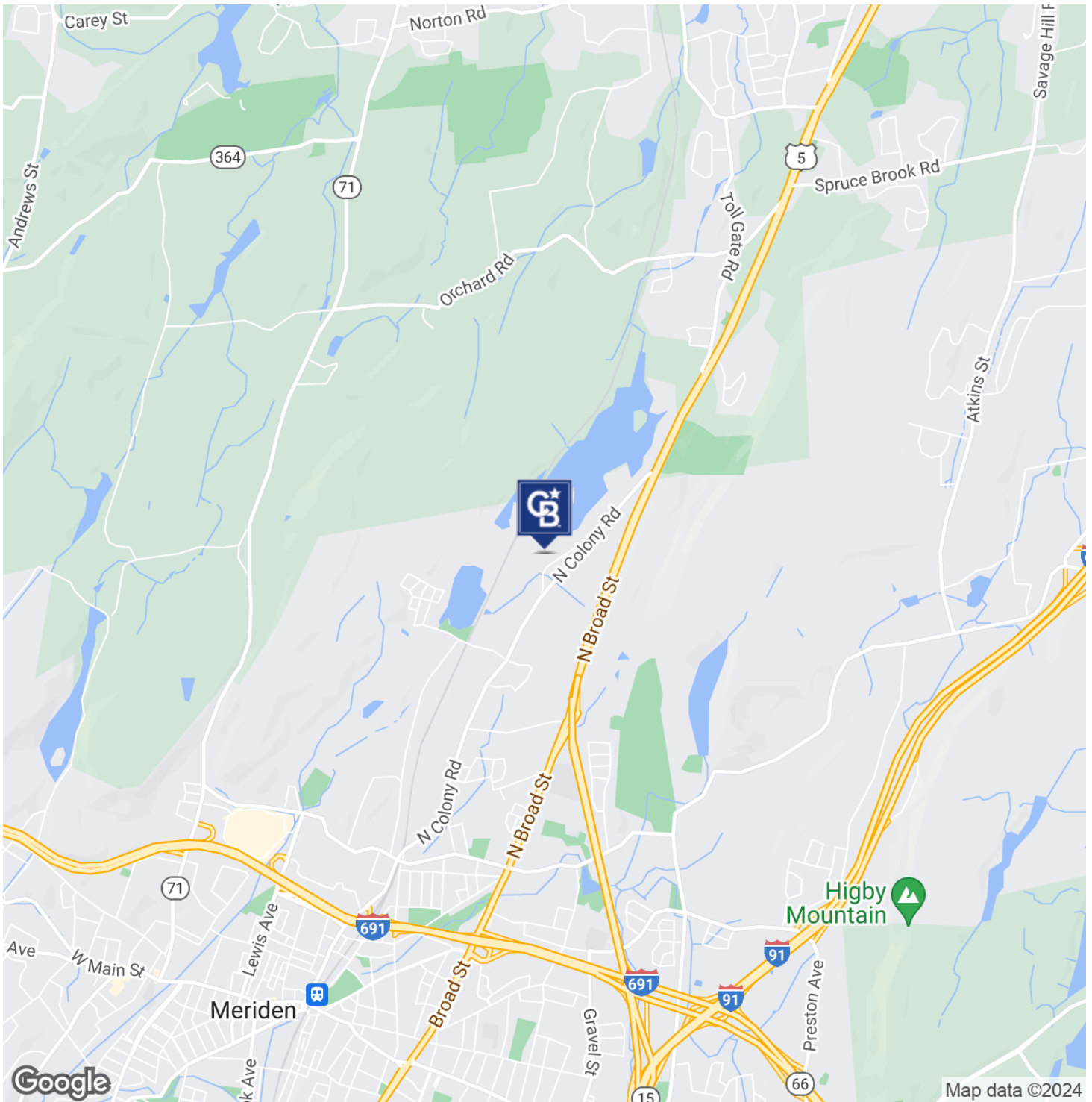
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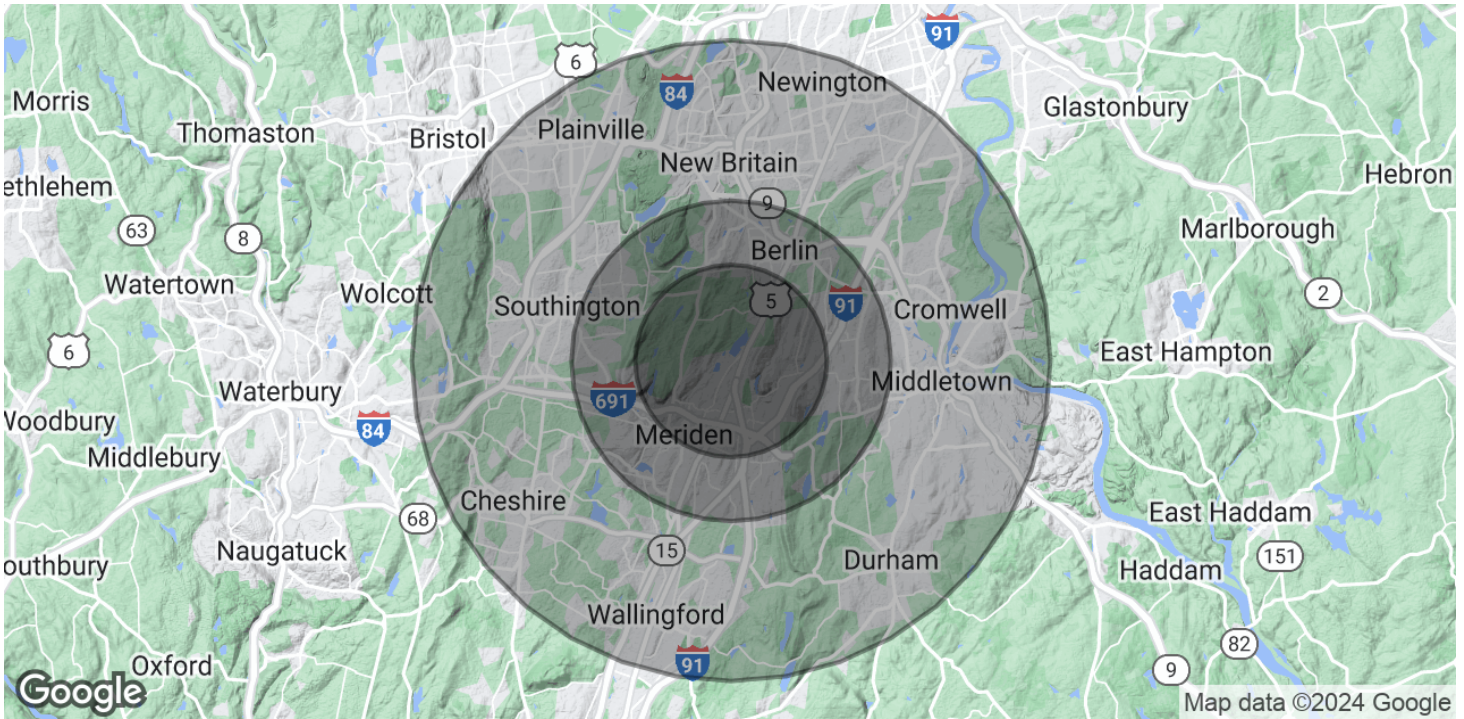
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	34,732	106,815	430,923
Average Age	40.2	43	42.5
Average Age (Male)	39.6	41.8	40.7
Average Age (Female)	41.7	44.2	44.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,481	48,660	189,453
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$75,241	\$86,552	\$89,826
Average House Value	\$193,942	\$213,772	\$231,792

\* Demographic data derived from 2020 ACS - US Census

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