



**COLDWELL  
BANKER  
COMMERCIAL  
REALTY**

FOR SALE

## 1400 OLD NORTH COLONY ROAD

Meriden, CT 06451

### AVAILABLE SPACE

20,000 SF

### ASKING PRICE

\$3,240,000

### FEATURES

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



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### OFFICE

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REALTY**

7 Kenosia Ave Ste 3, Danbury, CT 06810  
203.744.7025



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SALE



### OFFERING SUMMARY

Sale Price:	\$3,240,000
Cap Rate:	5.23%
NOI:	\$169,500
Lot Size:	2.02 Acres
Building Size:	20,000 SF
Zoning:	M-2
Price / SF:	\$162.00

### PROPERTY OVERVIEW

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 2.02-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 residential house on the property.

### PROPERTY HIGHLIGHTS

- Outside Fenced Storage
- 12x14 Ft. Drive-In Doors
- 14-18 Ft. Clear Span
- Close to Major Highways
- Residential House on Property
- Land to Accommodate Additional 20,000 SF

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TENANT NAME	LEASE END	ANNUAL RENT
Turbo America	MTM	\$42,000
Central CT Fire	MTM	\$22,200
Carlos Cyboria Barbell	6/30/23	\$18,000
Killtech Tuning, LLC	2/01/24	\$24,000
LaRosa Construction Co., Inc.	4/30/25	\$60,000
Residential House	YTY	\$21,600
Totals/Averages		\$187,800



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Meriden, CT 06451

**SALE**

**INVESTMENT OVERVIEW**

Price	\$3,240,000
Price per SF	\$162.00
CAP Rate	5.2%
Cash-on-Cash Return (yr 1)	5.23 %
Total Return (yr 1)	\$169,500
Debt Coverage Ratio	-

**OPERATING DATA**

Gross Scheduled Income	\$187,800
Other Income	-
Total Scheduled Income	\$187,800
Vacancy Cost	\$0
Gross Income	\$187,800
Operating Expenses	\$22,215
Net Operating Income	\$169,500
Pre-Tax Cash Flow	\$169,500

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