



Price: \$3,300,000 (\$68.40/SF) - 48,248 SF

County:	New Haven	Occupancy:	100%
PropertyType:	Office	Cap Rate:	10.00%
	Office Building	Year Built:	1988
Parking Ratio:	3/1,000 SF	Net Lease Investment:	Yes
Lot Size:	7.02 Acres		

Property Description

48,248 square foot investment property. The property is fully leased to four tenants plus a cell tower. All of the tenants are NNN except the State of Connecticut. This is a stabilized asset and a great 1031 exchange property with 13.25% cash on cash return and 16.33% return with amortization.

Location Description

Excellent location off of I-84 exit 26 in Waterbury, Connecticut.