



INDUSTRIAL PORTFOLIO FOR SALE

90 LAMBERTON RD. WINDSOR, CT 06095 & 17 CONNECTICUT SOUTH DR. EAST GRANBY, CT 06026

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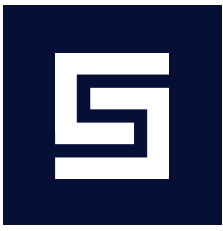


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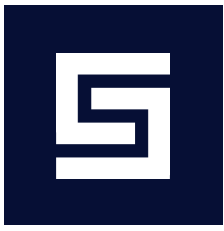
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sentry Commercial Broker Advisory LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sentry Commercial Broker Advisory LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sentry Commercial Broker Advisory LLC in compliance with all applicable fair housing and equal opportunity laws.



EXECUTIVE SUMMARY

90 LAMBERTON RD | WINDSOR, CT 06095 & 17 CT SOUTH DR | EAST GRANBY, CT 06026

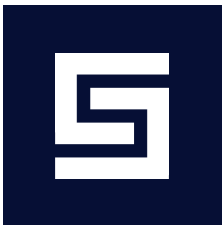


OFFERING SUMMARY: 2 BUILDINGS/3 UNITS - \$9,000,000

Sentry Commercial is pleased to present an exceptional industrial portfolio investment opportunity, featuring 90 Lamberton Road in Windsor, CT and 17 Connecticut South Drive in East Granby, CT. Together, these properties offer a combined 78,474 square feet of industrial space situated on 10.63 acres. Both properties are occupied by subsidiaries of Joining Industries, Inc., which will retain occupancy through a long-term sale-leaseback arrangement upon acquisition. 90 Lamberton Road is a single-tenant facility designed for precision industrial use, while 17 Connecticut South Drive is a multi-tenant building, with one unit occupied by a national daycare operator, enhancing tenant diversification. Both properties feature multiple loading bays, industrial zoning, excellent highway access, and flexible configurations suitable for a variety of industrial users. The current owner-user has completed significant renovations within the past three years to ensure the properties meet modern industrial standards. The seller, a long-standing Connecticut-based operator with decades of experience, will lease back the properties under a minimum 10-year term. The projected 2025 Net Operating Income (NOI) for the portfolio is estimated at \$645,812.

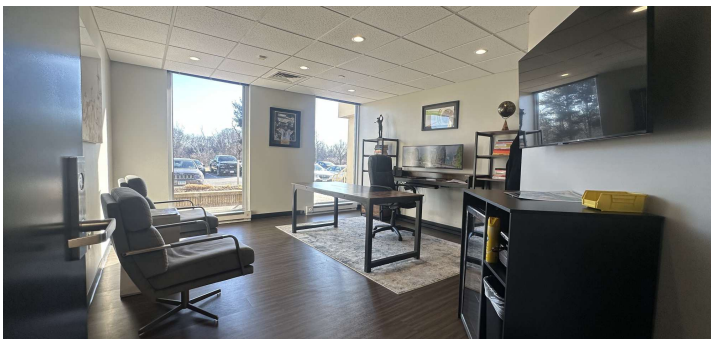
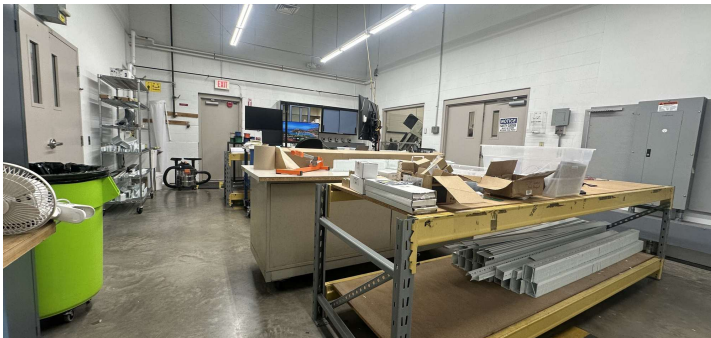
PORTFOLIO HIGHLIGHTS

- Both properties will be fully occupied with an estimated NOI of \$645,812.
- Both buildings have been renovated and maintained.
- Both buildings are strategically located near Bradley International Airport & Interstate 91.
- Both buildings are highly functional for a variety of industrial users.



BUILDING DETAILS

90 LAMBERTON RD | WINDSOR, CT 06095



Portfolio Sale Price: \$9,000,000

BUILDING SPECIFICATIONS

Building Size	33,364 SF
Warehouse	33,364 SF
Clear Height	24 ft
Docks	1
Drives	1 @ 12' x 10'
Column Spacing	30 x 45
Year Built	1968
Year Last Renovated	2023
Number of Units	1

MECHANICAL/UTILITIES

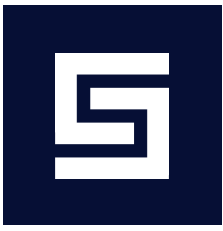
Power	2,000 Amp, 208V, 3 Phase
Generator	2,000 Amp, 208V
Compressed Air	Throughout
Heat	Gas
Air Conditioning	Throughout
Sprinklers	Wet System

LAND

Lot Size	4.89 Acres
Zoning	I-1

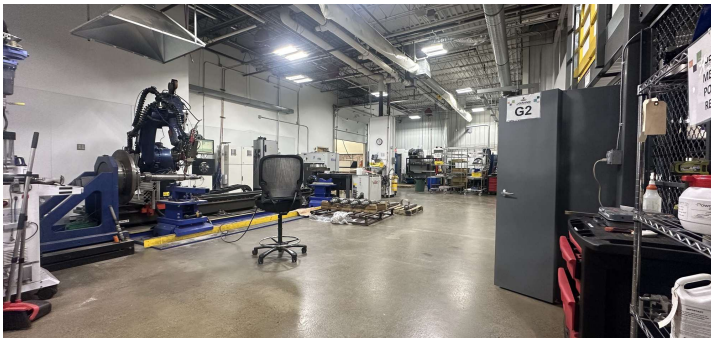
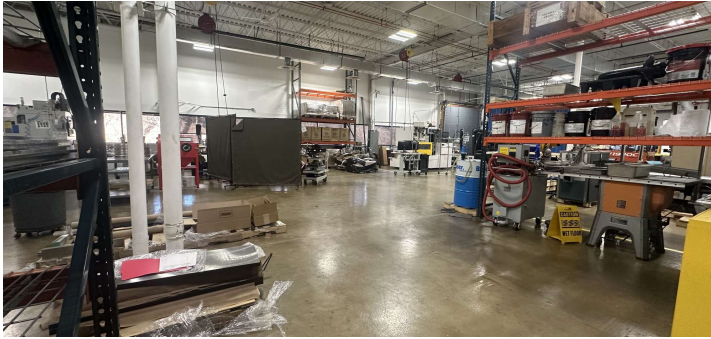
TAXES

Tax PSF	\$1.00/SF
Year Assessed	2023
Mill Rate	30.32



BUILDING DETAILS

17 CONNECTICUT SOUTH DR. | EAST GRANBY, CT 06026



Portfolio Sale Price: \$9,000,000

BUILDING SPECIFICATIONS

Building Size	45,110 SF
Warehouse	39,110 SF
Clear Height	17.5 ft
Docks	5
Column Spacing	50 x 50
Year Built	1987
Year Last Renovated	2022
Number of Units	2

MECHANICAL/UTILITIES

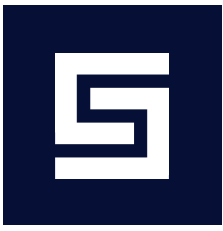
Power	800 Amp, 480V, 3 Phase
Heat	Gas
Compressed Air	Throughout
Air Conditioning	Throughout
Sprinklers	Wet System

LAND

Lot Size	5.74 Acres
Zoning	CP

TAXES

Tax PSF	\$1.37 SF
Year Assessed	2023
Mill Rate	29.80

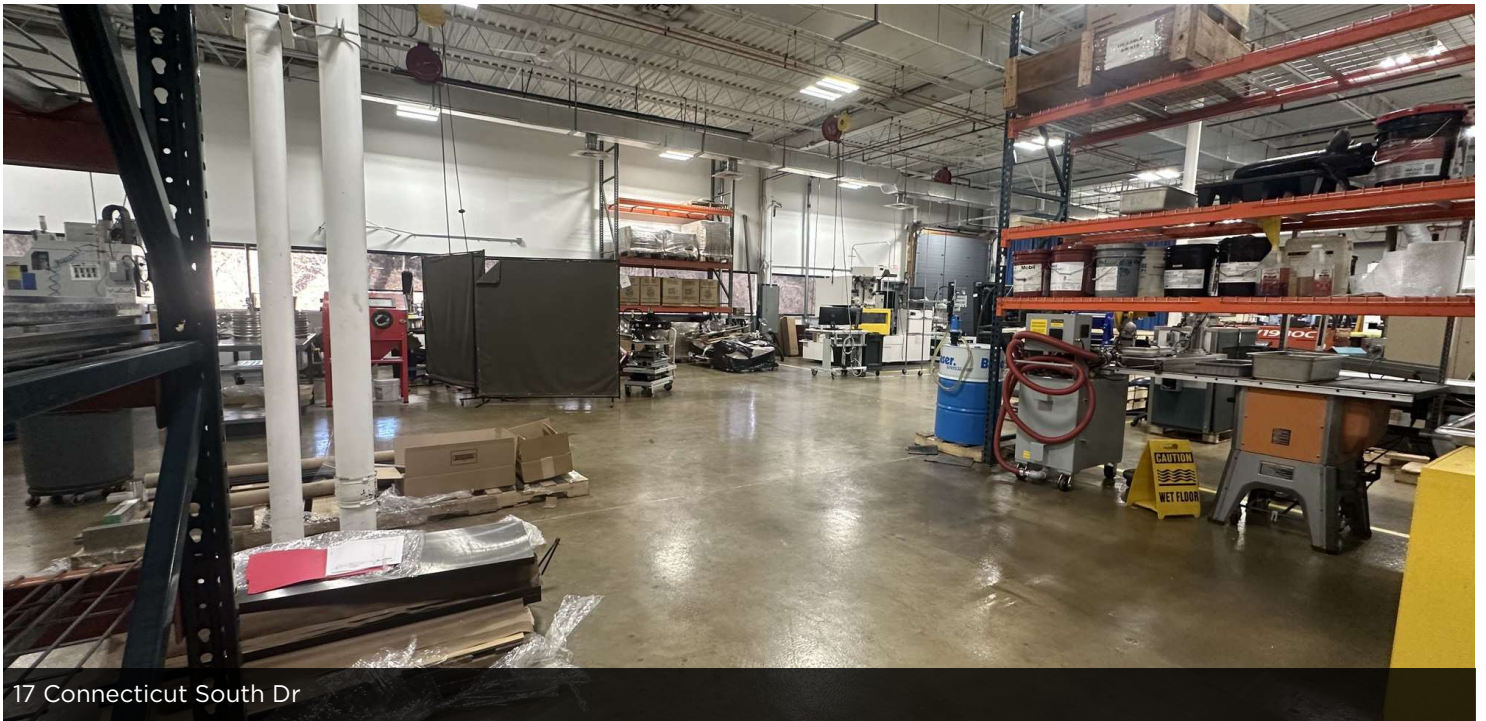


ADDITIONAL PHOTOS

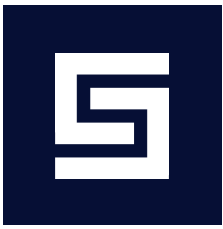
90 LAMBERTON RD | WINDSOR, CT 06095 & 17 CT SOUTH DR | EAST GRANBY, CT 06026



90 Lamberton Rd



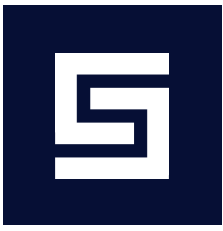
17 Connecticut South Dr



AERIAL MAP

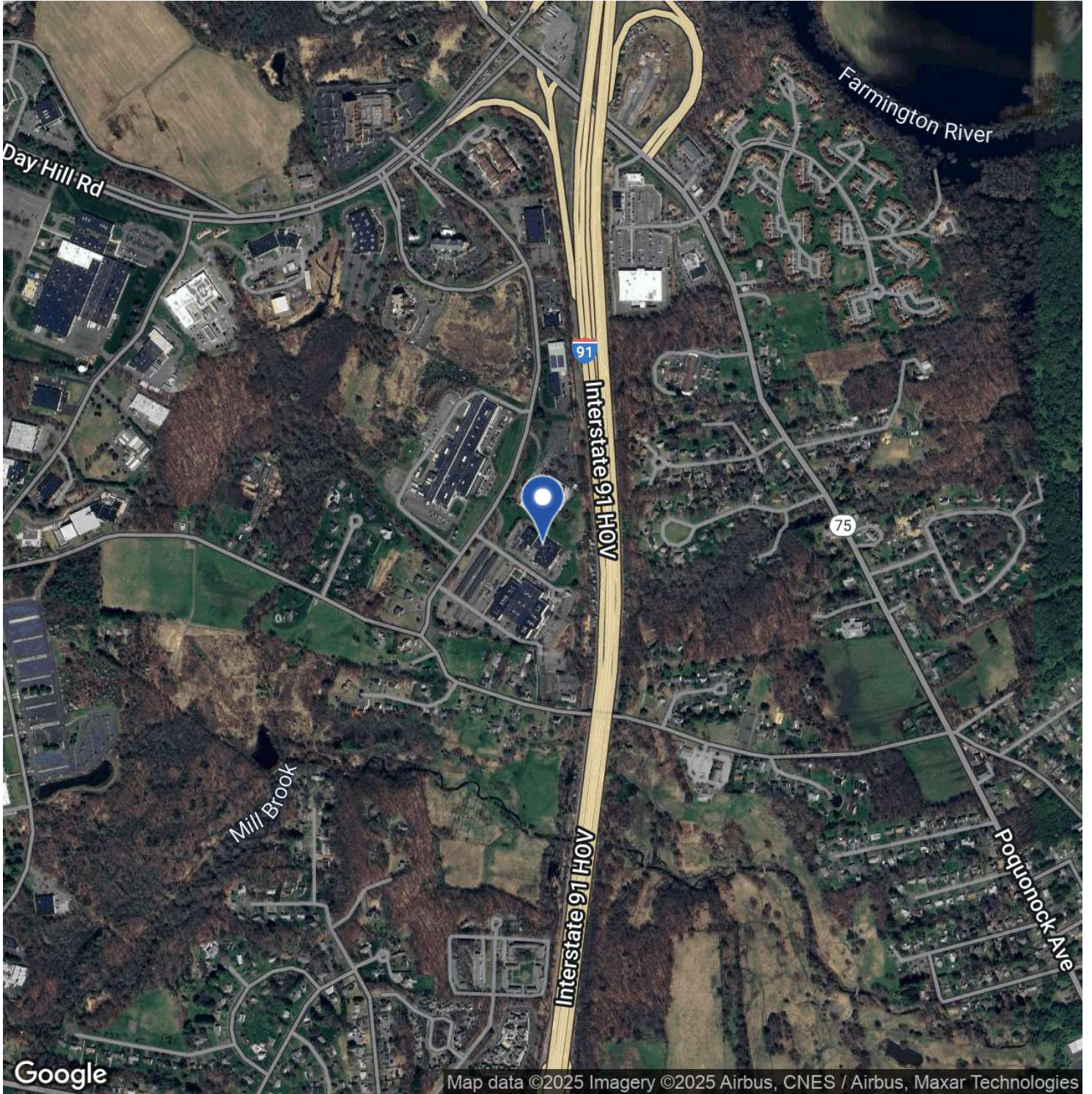
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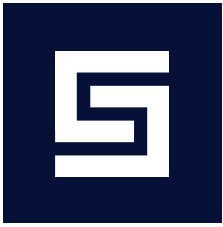




AERIAL MAP

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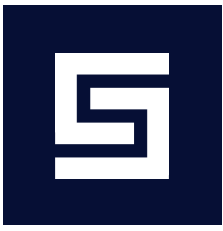




AERIAL MAP

17 CONNECTICUT SOUTH DR | EAST GRANBY, CT 06026





TENANT PROFILES

90 LAMBERTON RD | WINDSOR, CT 06095 & 17 CONNECTICUT SOUTH DR | EAST GRANBY, CT 06026



TENANT OVERVIEW

Company:	Joining Industries Inc.
Founded:	1992
Headquarters:	East Granby, CT
Website:	https://joiningindustries.com/index.html

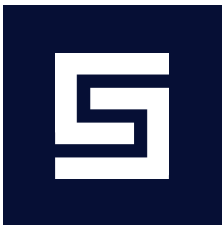
COMPANY SUMMARY:

Joining Industries, headquartered in East Granby, CT, is the parent company of two high-tech manufacturing companies located in the northeastern United States. Using state-of-the-art technology and equipment, they develop innovative solutions for industries nationwide, including aerospace, medical device, automotive, energy, and national defense.

Our companies:

JOINING TECHNOLOGIES: Specializes in precision laser welding, electron beam welding, gas tungsten arc welding, supply chain management, and machining services.

JT AUTOMATION: Designs and builds laser systems equipment for assembly, laser welding, laser cladding, and other manufacturing.



RENT ROLL

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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	90 Lambertton - JT Automation	33,364 SF	\$8.00	\$266,912	TBD	10 Years
-	17 CT S - Joining Technologies	39,110 SF	\$8.25	\$322,658	TBD	10 Years
-	17 CT S - KinderCare	6,000 SF	\$21.33	\$127,980	9/1/2025	5 Years
TOTALS		78,474 SF	\$37.58	\$717,550		



ADVISOR BIOS

SECTION 4

SIGNIFICANT OBSERVATIONS --

- A** STORMWATER CONDUIT CROSSING THE SUBJECT PROPERTY LIES ALONG THE COMMON PROPERTY LINE BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT PROPERTY TO THE SOUTH.
- B** A TREE LINE AND FENCED FENCE LOCATED THE SUBJECT PROPERTY LIES ON THE ADJACENT PROPERTY LOCATED SOUTH OF THE SUBJECT PROPERTY.
- C** THERE IS A RETAINMENT CONCRETE WALL THAT RUNS BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT PROPERTY TO THE NORTH.
- D** BASED ON REFERENCED PLANS #1 AND #2, THERE IS A 20' WIDE UTILITY EASEMENT LOCATED ON THE SUBJECT PROPERTY, TOWARD WINDSOR'S STORM DRAINAGE FROM LAMBERTON ROAD RUNS BEHIND THE EXISTING.
- E** A PORTION OF THE TOWN OF WINDSOR'S STORM DRAINAGE PIPE AND HEADWALL LIES OUTSIDE OF THE 20' WIDE UTILITY EASEMENT AND ADJACENT TO THE SUBJECT PROPERTY.

EXISTING INFORMATION

ZONE OF SUBJECT PROPERTY - TO INDUSTRIAL

REGULATORY REQUIREMENTS AND TAKEN FROM SECTION 8 OF THE WINDSOR ZONING REGULATIONS

ITEM	REQUIRED/PREMITTED	PROVIDED
LOT AREA	2 ACRES (MINIMUM)	4.29 ACRES
FRONT YARD SETBACK	30 FEET (MINIMUM)	255.2'
SIDE YARD SETBACK	30 FEET (MINIMUM)	49.4'
REAR YARD SETBACK	30 FEET (MINIMUM)	213.7'
BUILDING HEIGHT	60' / 4 STOREY (MAX)	22.6' MAX AND 1 STORY
FLOOR SPACE AREA	NONE REQUIRED	

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, AS A MEMBER OF THE PROFESSION OF LAND SURVEYORS, CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CONNECTICUT AND THAT I AM A MEMBER OF THE PROFESSION OF LAND SURVEYORS IN THE STATE OF CONNECTICUT.

DATE: 05/12/2021

BY: [Signature]

NOTE - THE WORD "CERTIFY" AS USED ON THIS PLAN IS UNDERSTOOD TO BE AN AFFIRMATION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR, WHICH IS BASED ON HIS PROFESSIONAL INFORMATION AND BELIEF, AS SUCH IS CORRECTED BY A SCHEDULED ITEM.



LEGEND

- (S) SANITARY SEWER MAINLINE
- (S) SANITARY SEWER BRANCH
- (S) SANITARY SEWER MANHOLE
- (S) SANITARY SEWER VALVE
- (S) SANITARY SEWER CLEANOUT
- (S) SANITARY SEWER CONNECTION
- (S) LIGHT POLE
- (S) CONDUIT
- (S) RETAINMENT CONCRETE
- (S) STORM PIPE
- (S) BILLBOARD
- (S) SIGN
- (S) HANDICAPPED PARKING SIGN
- (S) OVERHEAD UTILITY MAINS
- (S) GAS MAIN
- (S) DRAINAGE PIPE
- (S) DIRECTION OF FLOW
- (S) SANITARY SEWER PIPE
- (S) WATER SERVICE
- (S) GAS SERVICE
- (14) SCHEDULE 40 EXCEPTION ITEM
- (A) SIGNIFICANT OBSERVATION

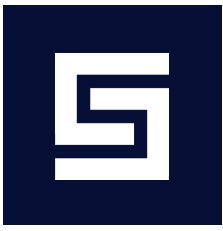
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DATE	12-21-20
PROJECT NO.	2020-0001
CLIENT NO.	2020-0001
PROJECT NAME	2020-0001
PROJECT ADDRESS	2020-0001
PROJECT CITY	2020-0001
PROJECT STATE	2020-0001
PROJECT ZIP	2020-0001
PROJECT COUNTY	2020-0001
PROJECT TOWN	2020-0001
PROJECT PLAT	2020-0001
PROJECT SHEET	2020-0001
PROJECT TOTAL SHEETS	2020-0001
PROJECT DATE	2020-0001

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MEET THE TEAM

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