



# 25 WHITNEY FERGUSON RD VERNON, CT 06066

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED


OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



**Brian Rowe**

Dispositions Officer

 (315) 744-4063

 [brian@ironhornenterprises.com](mailto:brian@ironhornenterprises.com)





**Ryan Jenkins**


VP of Dispositions



**IronHorn Enterprises**

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057

## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

About Vernon, CT  
Demographics  
Map

# TABLE OF CONTENTS

# EXECUTIVE SUMMARY

The property at 25 Whitney Ferguson Road in Vernon, CT presents a fully leased investment opportunity delivering immediate and stable cash flow. Situated on 3.38 acres, the extensively paved site is ideally suited for transportation, fleet storage, or logistics operations. The 1,200-square-foot single-story building supports on-site management or operations, while the layout accommodates approximately 45 car spaces and 45 large bus parking spaces, offering exceptional functionality for fleet-intensive users. Strategically located just off I-84 with direct access to Routes 30 and 83, the property provides seamless connectivity to Hartford, Manchester, and the greater Connecticut market, positioning it as a highly accessible and income-producing industrial asset.

## THE OFFERING

<b>Building SF</b>	1,200 SF
<b>Year Built</b>	1990
<b>Lot Size (Acres)</b>	3.38
<b>Parcel ID</b>	09013146-27017A00002



# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Well-positioned in Vernon, CT with convenient access to regional roadways, supporting efficient fleet movement and connectivity throughout the Greater Hartford market.



**Expansive Space:** Situated on 3.38 acres with extensive paving and capacity for approximately 45 cars and 45 large bus parking spaces, offering scale and flexibility for transportation-focused users.



**Strategic Features:** Fully leased to a long-term tenant, providing immediate, stable income with minimal management requirements and strong passive investment characteristics.



**Industrial Infrastructure:** Includes a 1,200 SF single-story support building (constructed in 1990) used for office, dispatch, or employee functions, complemented by dedicated staff parking.



**Zoning Advantage:** Zoned to support transportation and industrial uses, allowing for bus parking, fleet storage, and logistics operations in a high-barrier-to-entry asset class.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$70,191	\$71,595	\$74,459	\$77,437	\$80,535	\$83,756
TAX & INS; MANGEMENT FEE	\$11,735	\$11,970	\$12,209	\$12,453	\$12,702	\$12,956
EFFECTIVE GROSS REVENUE	\$81,927	\$83,565	\$86,668	\$89,891	\$93,237	\$96,713
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$11,315	\$11,541	\$11,772	\$12,008	\$12,248	\$12,493
INSURANCE	\$420	\$428	\$437	\$446	\$445	\$464
TOTAL OPERATING EXPENSES	\$11,735	\$11,970	\$12,209	\$12,453	\$12,702	\$12,956
NET OPERATING INCOME	\$70,191	\$71,595	\$74,459	\$77,437	\$80,535	\$83,756

# RENT ROLL

## 25 WHITNEY FERGUSON RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	First Student, Inc.	1,200	\$70,191	\$58.49	07/01/2023	06/30/2027
<b>TOTAL</b>		<b>1,200</b>	<b>\$70,191</b>			



# TENANT SUMMARY

## ***First Student, Inc.***

First Student, Inc. is a leading North American student transportation provider, serving thousands of school districts with safe, reliable home-to-school and specialty bus services. With a large fleet and decades of experience, First Student moves millions of students annually and is widely regarded for its safety-focused operations and service continuity.



## **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	07/01/2023
<b>Lease Expiration</b>	06/30/2027
<b>Base Term Remaining</b>	1 Year
<b>Options</b>	Extension Term
<b>Rental Increase</b>	+4% Annually

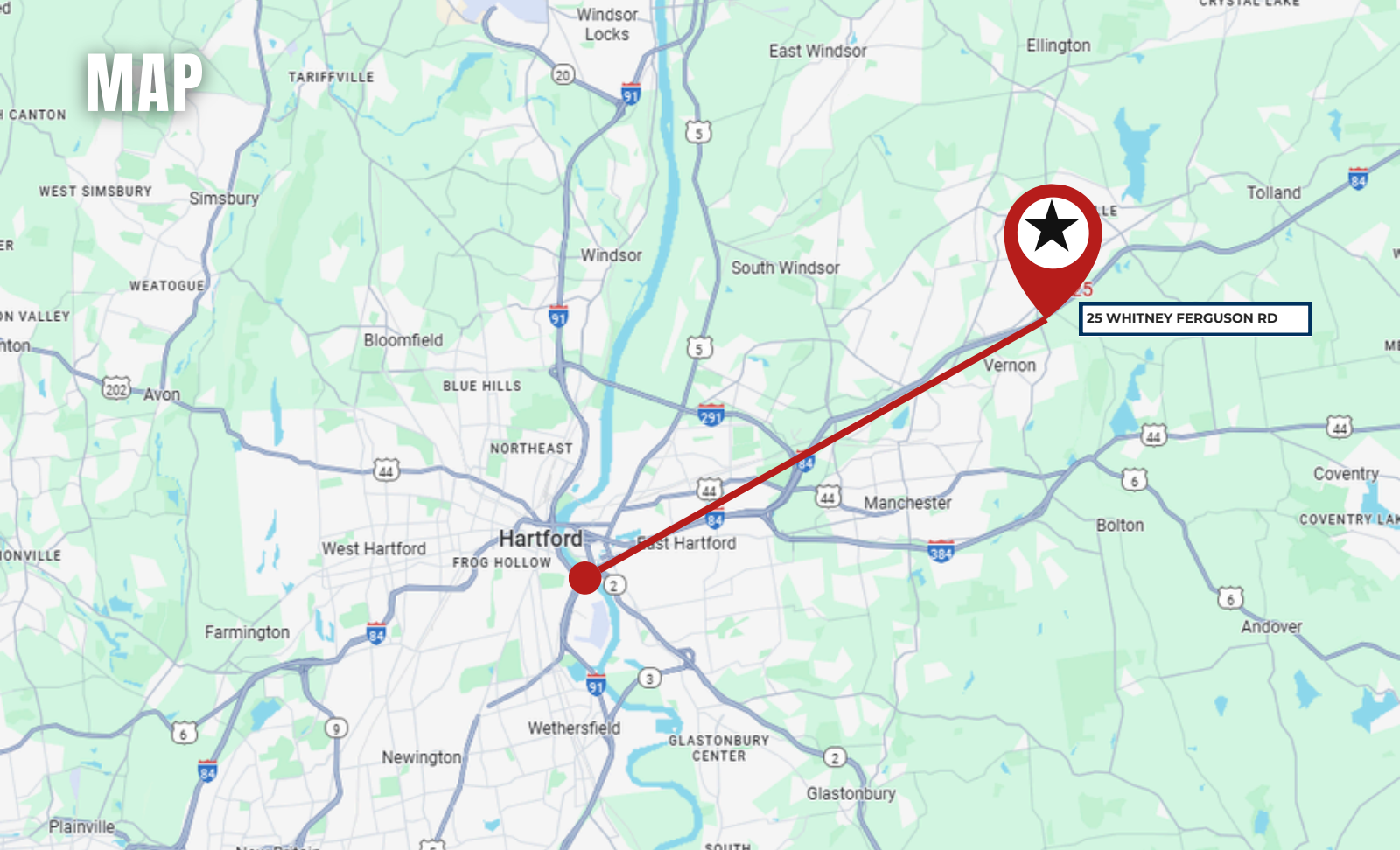
# ABOUT VERNON, CT

Vernon, CT is located just east of Hartford along the I-84 corridor, offering excellent access to the Greater Hartford workforce and New England's primary highway network without the congestion or costs of an urban core. Its proximity to I-84 and connections to I-91 make it a highly efficient base for regional distribution, service, and transportation-oriented users.

An industrial/commercial building in Vernon benefits from quick highway access, strong labor availability, and central reach across Connecticut and into Massachusetts. The location supports efficient truck movement, reliable travel times, and one-day access to major Northeast population centers, making it a highly functional and in-demand industrial location.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	3,494	42,000	92,670
<b>2024 POPULATION</b>	3,356	42,159	93,412
<b>2029 PROJECTION</b>	3,357	42,659	94,614
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	1,419	18,543	39,139
<b>2024 HOUSEHOLDS</b>	1,358	18,642	36,450
<b>2029 PROJECTION</b>	1,357	18,867	39,950
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$ 133,106	\$ 113,521	\$ 122,837

# MAP

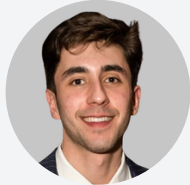


25 WHITNEY FERGUSON RD

# 25 WHITNEY FERGUSON RD | VERNON, CT 06066


OFFERING MEMORANDUM


## EXCLUSIVELY LISTED BY



**Brian Rowe**

Dispositions Officer

 (315) 744-4063

 [brian@ironhornenterprises.com](mailto:brian@ironhornenterprises.com)





**Ryan Jenkins**


VP of Dispositions



**IronHorn Enterprises**

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057

## CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.