

For Sale



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Multi-Tenant Industrial Investment with IOS Component

243 Vergason Avenue
Norwich, CT

Property Summary

Total Size	± 57,100 SF
Occupancy	100%
Acreage	±10.11
Loading	Four (4) Loading Docks, Two (2) Drive-In
Clear Height	15'-24'



INVESTMENT HIGHLIGHTS

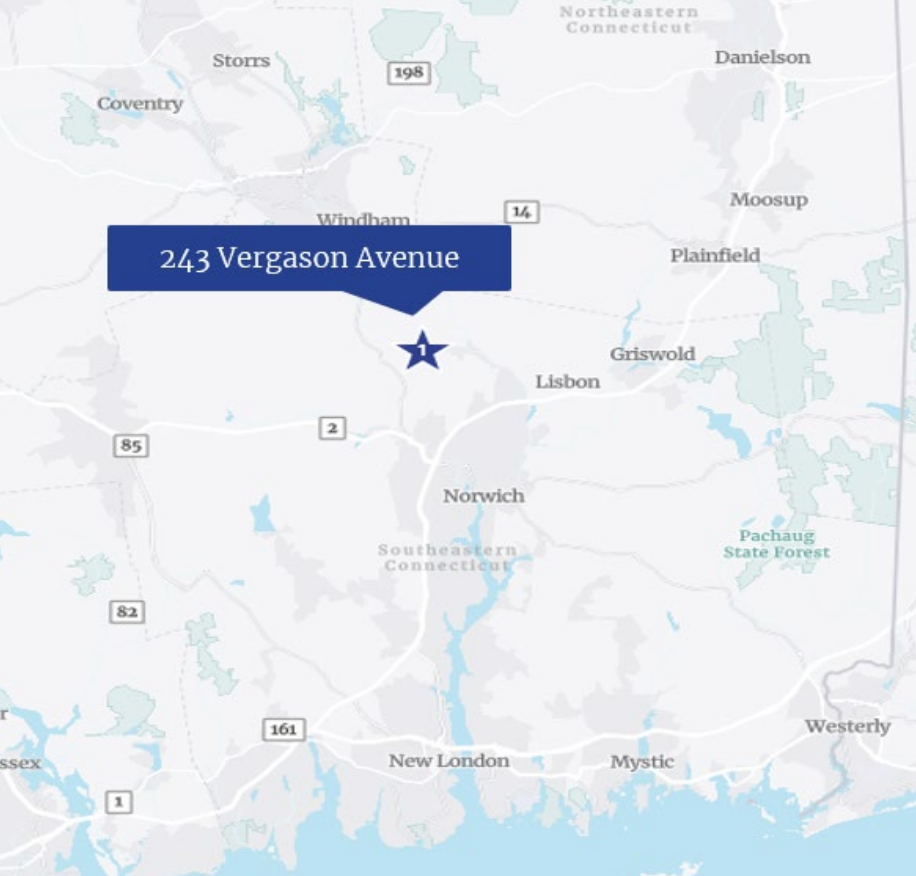
- Fully leased, cash-flowing industrial asset
- Institutional grade tenancy offers reduced risk for next owner
- Rare outside storage capability offering valuable paved yard space
- The Southeast CT Industrial Market benefits from a low vacancy rate of 3.2%
- Norwich industrial market rents have increased 32% over the past 5 years

DESIRABLE INDUSTRIAL LOCATION

- Located in the heart of Norwich Industrial Park, one of the region's most established and supply constrained industrial hubs
- Immediate access to I-395, Routes 2 and 32, along with proximity to ports, rail and major New England metros for seamless regional distribution

CREDIT TENANCY

- SRS Distribution- creditworthy tenant acquired by Home Depot for \$18.25B, with 760 branches nationwide
- American Systems – strong credit, federal contractor with long term defense and cybersecurity contracts
- Long term, sticky tenants committed through 2030



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