



25 WHITNEY FERGUSON RD VERNON, CT 06066

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer



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Ryan Jenkins

VP of Dispositions



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5912 N Burdick St,
East Syracuse, NY 13057

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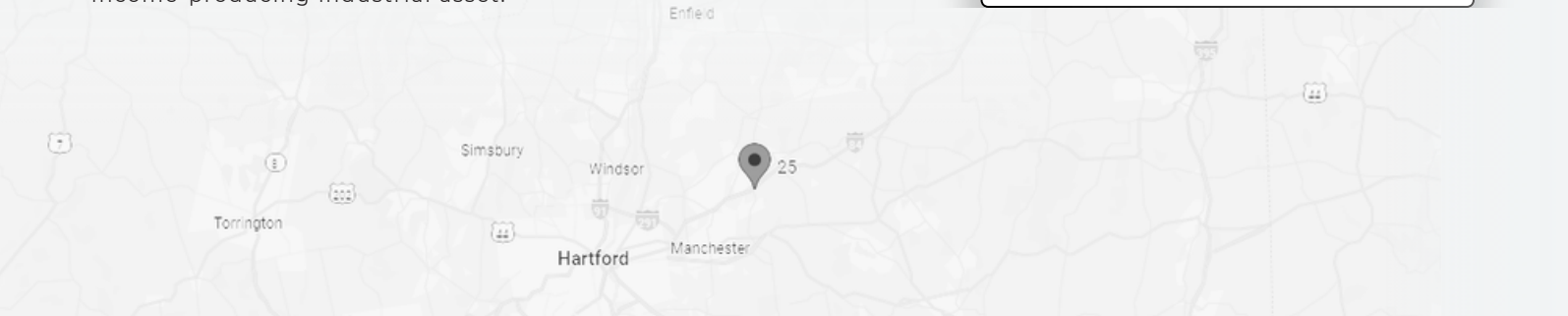
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EXECUTIVE SUMMARY

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

Building SF	1,200 SF
Year Built	1990
Lot Size (Acres)	3.38
Parcel ID	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
GROSS REVENUE						
BASE RENTAL REVENUE	\$70,191	\$71,595	\$74,459	\$77,437	\$80,535	\$83,756
TAX & INS	\$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
OPERATING EXPENSES						
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
TOTAL		1,200	\$70,191			



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

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



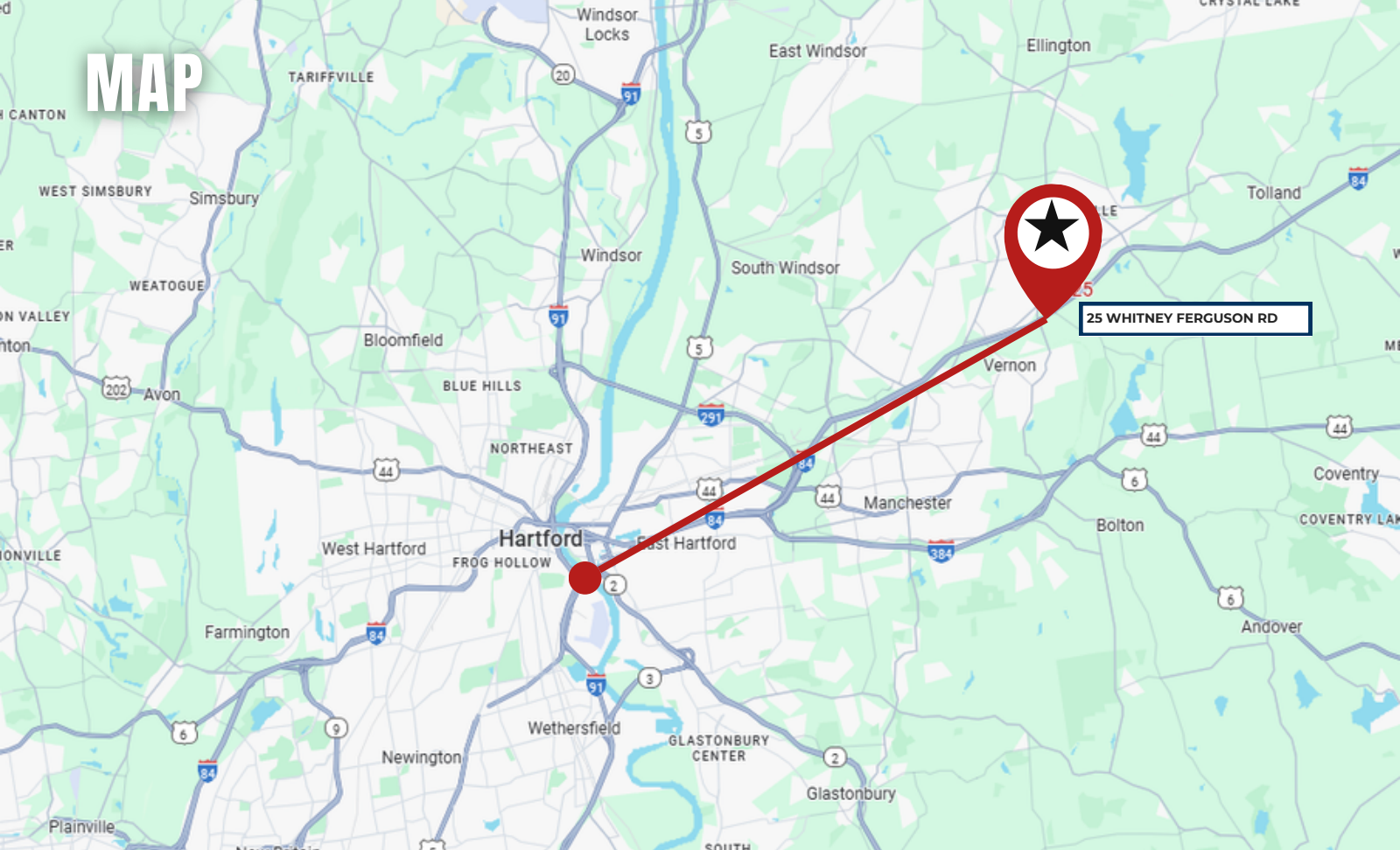
ABOUT VERNON, CT

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.

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

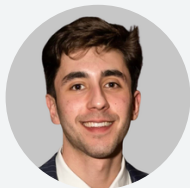
MAP



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