

# 6 GRIFFIN RD N

\$7,570,000 • SINGLE TENANT INSTITUTIONAL  
8.00% CAP • 67,364 SF



Marcus & Millichap  
THE KLEIN GROUP

Marcus & Millichap  
THE EIDER GROUP



UNITED STATES  
POSTAL SERVICE

NORTHEAST AREA OPERATIONS

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# 6 GRIFFIN RD N

WINDSOR, CT

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# INVESTMENT OVERVIEW

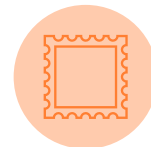


## PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present for immediate sale 6 Griffin Road, a mission-critical United States Postal Service (USPS) Northeast Area Operations administrative facility. Since 1990, USPS has operated regional functions for much of the Northeast from this location. In December 2025, the tenant executed an early lease extension through 2031, with options to extend for 10 years or more, ensuring its long-term presence in the building. As part of the extension the owner will be completing over \$300,000 in building renovations. This two-story building includes 257 private parking spaces and one elevator. Divided into two wings the building is easily configured to be subdivided for four separate tenants, or for redevelopment as multi-family.

The property is located within a major business park, 12 miles from Downtown Hartford. This park includes 375,616 SF of office space and is home to major companies including The Hartford and Cigna. A redevelopment of several buildings in the park is expected to create 200+ multifamily units of housing, creating a live/work environment that is hard to find in the Hartford market. The pro-active Windsor Government has been a leader in pushing new zoning that will allow widespread conversions of vacant office to residential and potentially industrial uses, further enhancing the value of the occupied properties.

*All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.*



**100% OF THE LEASE IS GUARANTEED BY THE UNITED STATES GOVERNMENT**



**WELL LOCATED USPS ADMINISTRATIVE FACILITY COVERING THE NORTHEAST REGION**



**HUNDREDS OF RESIDENTIAL UNITS COMING TO THE PARK THROUGH OFFICE-APARTMENT CONVERSIONS**

## 6 GRIFFIN RD N

### SALE PRICE

\$7,570,000

### NET INCOME

\$605,994

### CAP RATE

8.00%

### BUILDING AREA

67,364 SF

### PARKING

257 Spaces

## FINANCIALS

PRICE	\$7,570,000
BUILDING AREA	67,364 SF
PRICE / SF	\$112.37
NET OPERATING INCOME	\$605,994
LEASE RATE (\$PSF)	\$11.93
LEASE TYPE	Modified Gross
LEASE EXPIRATION	June 30, 2031
EXTENSION OPTIONS	Two, Five Year Extensions

## BUILDING INFORMATION

FLOORS	Two
HEIGHT PER STORY	12'
ELEVATORS	One
CONSTRUCTION	Masonry
YEAR BUILT	1980
SURFACE PARKING	257 Spaces

## SYSTEMS

ROOF	TPO
SPRINKLER SYSTEM	Wet
ELEVATOR	One
ELECTRIC	Municipal
HEATING	Natural Gas
WATER/SEWER	Municipal

# FINANCIALS

## REVENUE

2026

	2026		\$/SF
Gross Potential Rent (GPR)	\$ 803,652		\$ 11.93
Expense Reimbursement Income	\$ 67,663	28%	\$ 1.00
Effective Gross Revenue (EGR)	\$ 871,315		\$ 12.93

## OPERATING EXPENSES

	2026	% OF EGR	\$/SF
Gas, Water & Sewer	\$ (13,602)	2%	\$ (0.20)
Cleaning	\$ (87,573)	10%	\$ (1.30)
Landscaping & Snow	\$ (33,500)	4%	\$ (0.50)
Repairs & Maintenance	\$ (10,000)	1%	\$ (0.15)
Insurance	\$ (31,200)	4%	\$ (0.46)
Real Estate Taxes	\$ (67,663)	8%	\$ (1.00)
Reimbursable Expenses	\$ (243,538)	28%	\$ (3.62)
Management Fee	\$ (21,783)	2.50%	\$ (0.32)
Total Operating Expenses	\$ (265,321)	30%	\$ (3.94)

## CASH FLOW STATEMENT

	2026	\$/SF
Net Operating Income (NOI)	\$ 605,994	\$ 9.00



**Tenant:** United States Postal Service (USPS)

**Guarantor:** United States of America

**Credit Rating:** AA+ (S&P Global)

The United States Postal Service (USPS) was founded in 1775 having been created through the U.S. Constitution. Employing over 600,000 people and serving the public at over 30,000 post offices, USPS is a staple of American logistics. The postal service is a key element in small business logistics, prescription delivery, government communications, rural deliveries and election systems.

USPS financial obligations are subject to the Prompt Payment Act, which requires federal agencies to, pay invoices on time, and pay interest penalties (currently 4.125%) automatically if payments are late.

# LEASE ABSTRACT



## NORTHEAST AREA OPERATIONS

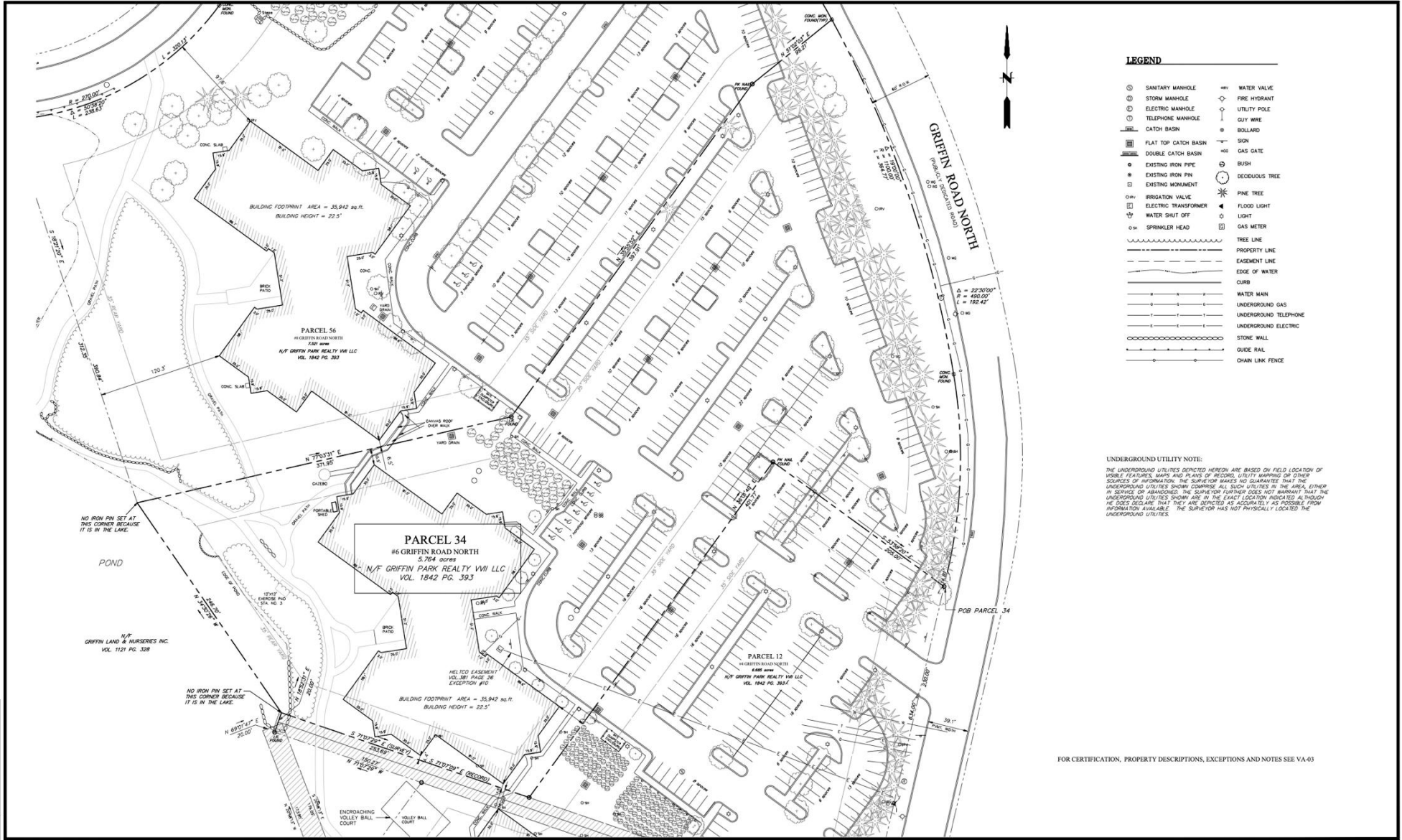
TENANT INFORMATION		
TENANT NAME	UNITED STATES POSTAL SERVICE (USPS)	
TENANT SINCE	7/1/26	
LEASE COMMENCEMENT	7/1/26	
LEASE EXPIRATION	6/30/31	
LEASE TYPE	SINGLE NET/MOD GROSS	
RENT SCHEDULE		
TERM	ANNUAL RENT	DATES
BASE TERM	\$803,652	07/01/2026 – 06/30/2031
OPTION 1	\$883,960	07/01/2031 – 06/30/2036
OPTION 2	\$972,356	07/01/2036 – 06/30/2041
OPTIONS		
• TWO (2) RENEWAL OPTIONS, 5 YEARS EACH		
• NOTICE REQUIRED: 360 DAYS PRIOR TO EXPIRATION		

EXPENSE STRUCTURE	
TENANT PAYS DIRECTLY	ELECTRICITY HEATING FUEL
LANDLORD PAYS	WATER & SEWER TRASH REMOVAL SNOW REMOVAL CUSTODIAL SERVICES
TENANT REIMBURSES	REAL ESTATE TAXES (ANNUALLY)
REPAIRS & MAINTENANCE	
LANDLORD RESPONSIBILITIES	STRUCTURE AND ROOF HVAC SYSTEMS ELECTRICAL SYSTEMS PLUMBING AND SEWER ELEVATORS AND LIFE SAFETY SYSTEMS
SECURITY DEPOSIT	
NONE (FEDERAL GOVERNMENT LEASE)	

# PLAT MAP



# SITE PLAN



File Path: H:\CD\PROJECTS\11\1102\Survey\Plan\110602015\_ALTA\standard.dwg Layout: 10, 02, Revised: Wed, Jun 23, 2016, 2:42 PM, User: jshelton  
 USER: jshelton  
 LAYER: STATE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.			XX/XX	XX

SEAL

SEAL

## DRAFT

SCALE:  
 HORIZ: 1" = 40'  
 VERT: \_\_\_\_\_  
 DATUM: \_\_\_\_\_  
 HORIZ: MDC  
 VERT: \_\_\_\_\_  
 40 20 0 20 40  
 GRAPHIC SCALE

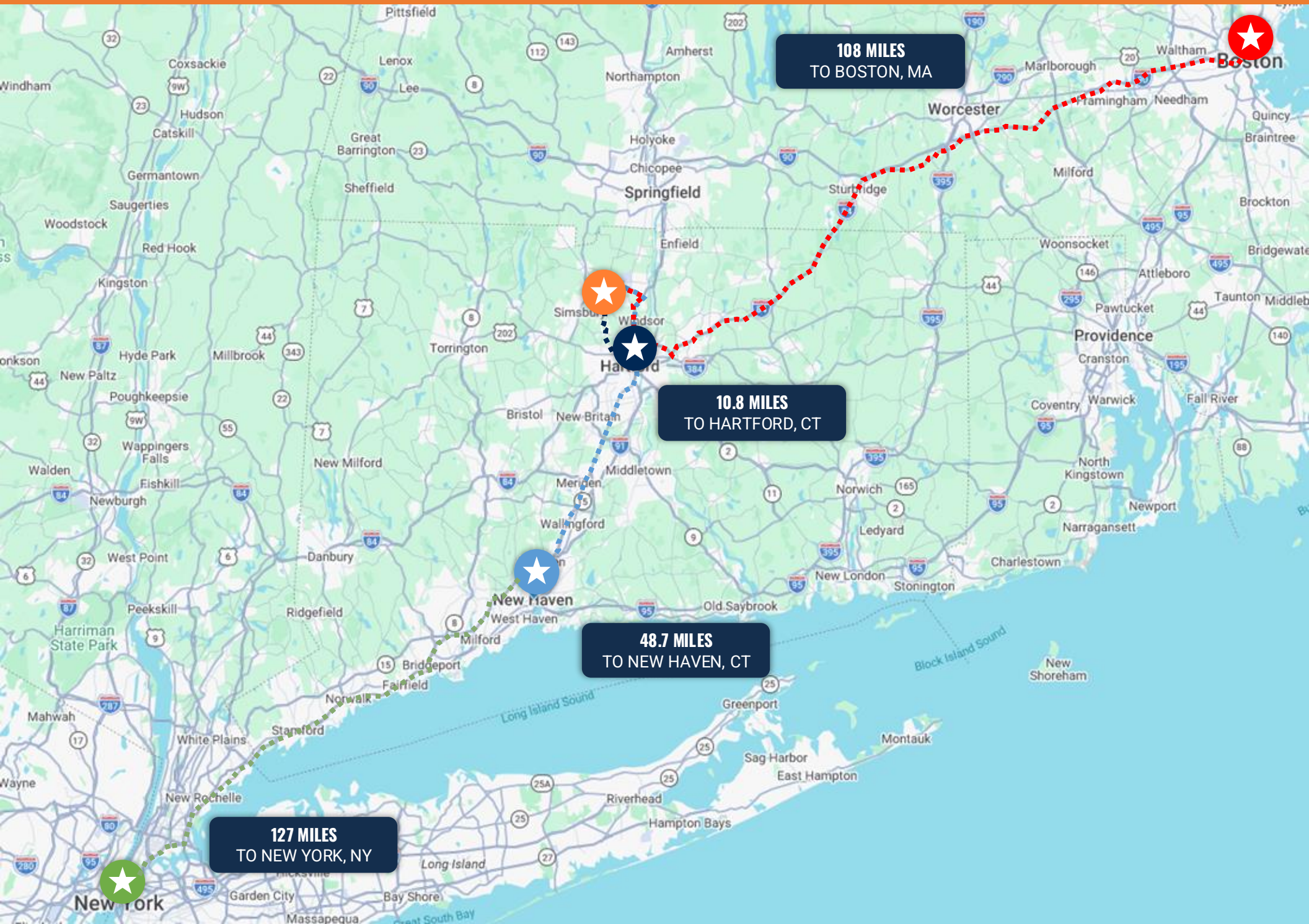
**FUSS & O'NEILL**  
 146 HARTFORD ROAD  
 MANCHESTER, CONNECTICUT 06040  
 860.646.2400  
 www.fandoo.com

ALTA/NSPS LAND TITLE SURVEY  
 PREPARED FOR  
**GRIFFIN PARK REALTY VVII LLC**  
 6 GRIFFIN ROAD NORTH  
 WINDSOR, CONNECTICUT

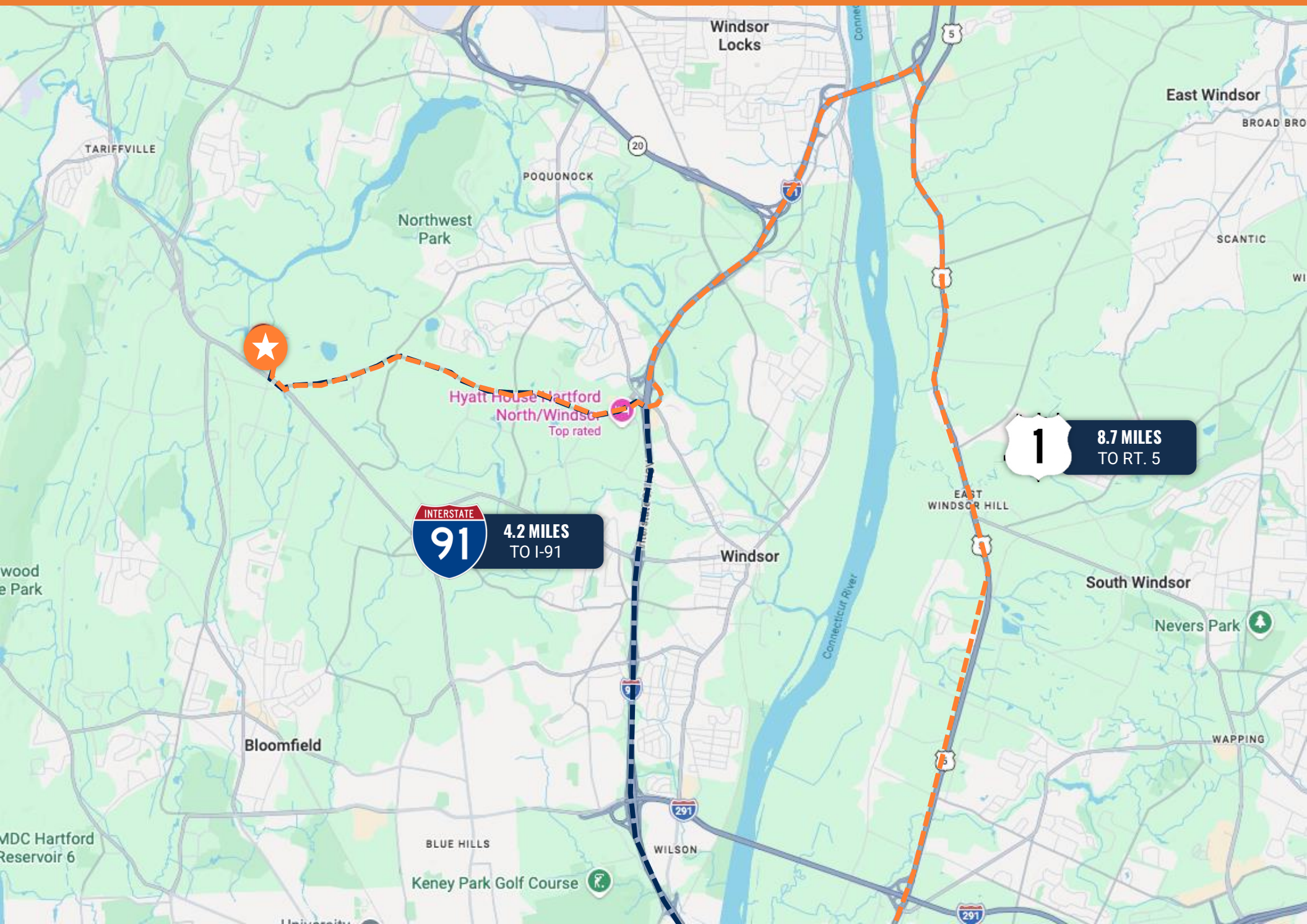
PROJ. No.: 1906381V10  
 DATE: 06/18/2016  
**VA-02**

FOR CERTIFICATION, PROPERTY DESCRIPTIONS, EXCEPTIONS AND NOTES SEE VA-03

# REGIONAL MAP



# MAJOR ROUTES & ACCESS MAP





**CONVERSION 100+ RESIDENTIAL UNITS**

**2 WATERSIDE CROSSING**

**6 GRIFFIN RD N**

**CONVERSION 107 RESIDENTIAL UNITS**

**10.8 MILES FROM HARTFORD**

**10 MINUTES FROM I-91 AND RT. 20**

Source: Map Data ©2026 Google

# WINDSOR, CONNECTICUT

Windsor, located in Hartford County, is a historic suburban community just north of Hartford. Windsor spans approximately 29.5 square miles and is home to about 29,500 residents (2020 Census). The town combines long-established residential neighborhoods with a diverse and expanding commercial and industrial base. Windsor benefits from exceptional regional connectivity, with direct Trail Hartford Line service at Windsor Station and convenient access to Interstate 91, linking the community to Hartford, Springfield, and major employment centers throughout New England. The town also sits within minutes of Bradley International Airport, strengthening its logistical advantages for corporate users. Windsor supports a broad mix of industries, including advanced manufacturing, aerospace, insurance, and biotechnology, with multiple corporate campuses and business parks contributing to the local economy.



**HOME TO OVER  
31,600 RESIDENTS**



**MINUTES FROM  
RT. 1 AND I-95**



**WINDSOR IS HOME TO AMAZON  
AND WALGREENS DISTRIBUTION  
FACILITIES AS WELL AS CIGNA'S  
DATA CENTER**

## LIVING



**\$107,548**  
MEDIAN  
HOUSEHOLD INCOME



**16,046**  
EMPLOYED  
POPULATION



**\$368,500**  
MEDIAN  
PROPERTY VALUE



**+/- 9,300**  
TOTAL  
HOUSEHOLDS



**6**  
WINDSOR PUBLIC  
SCHOOLS

# Marcus & Millichap

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## THE KLEIN GROUP

# Marcus & Millichap

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