



INDUSTRIAL PORTFOLIO FOR SALE

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

KATHRYN COLOMBIE
802.430.4307
colombie@sentrycommercial.com

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | 802.430.4307 | WWW.SENTRYCOMMERCIAL.COM

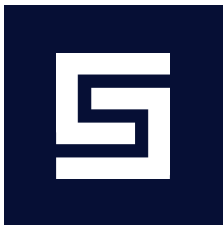


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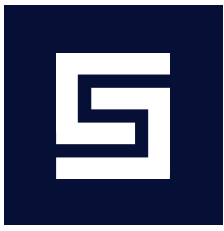
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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

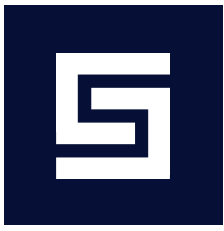


OFFERING SUMMARY: 2 BUILDINGS/3 UNITS - \$9,000,000

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

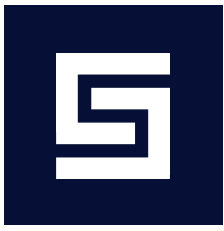
POWER	2,000 Amp, 208V, 3 Phase
Generator	2,000 Amp, 208V
Compressed Air	Throughout
Heat	Gas
Air Conditioning	Throughout
Sprinklers	Wet System

LAND

Lot Size	4.89 Acres
Zoning	I-1

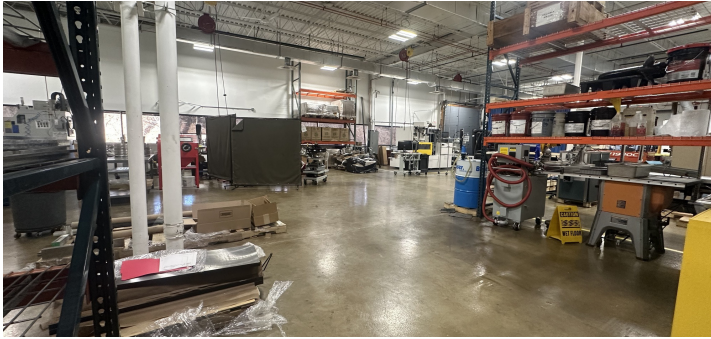
TAXES

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

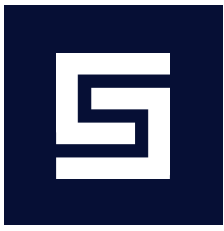
Power	800 Amp, 480V, 3 Phase
Heat	Gas
Compressed Air	Throughout
Air Conditioning	Throughout
Sprinklers	Wet System

LAND

Lot Size	5.74 Acres
Zoning	CP

TAXES

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

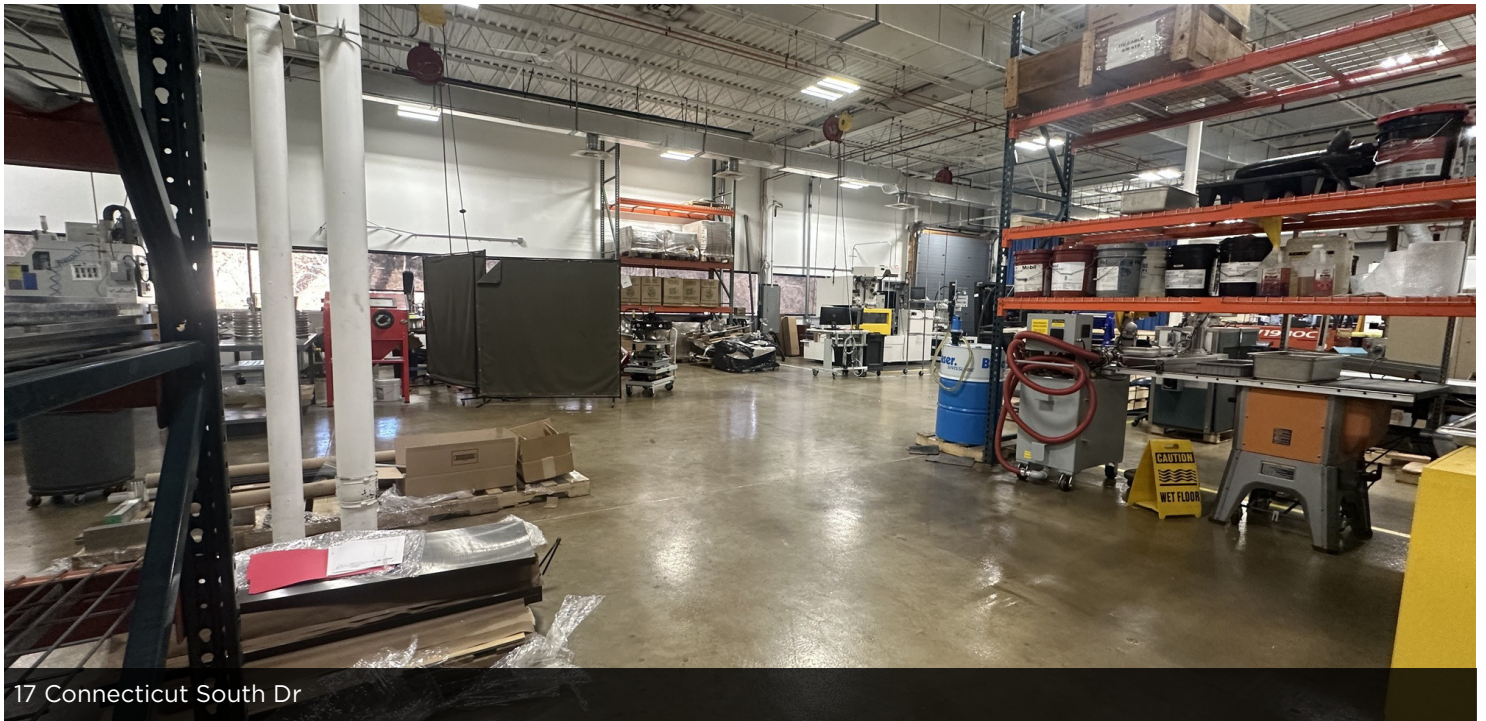


ADDITIONAL PHOTOS

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



90 Lamberton Rd

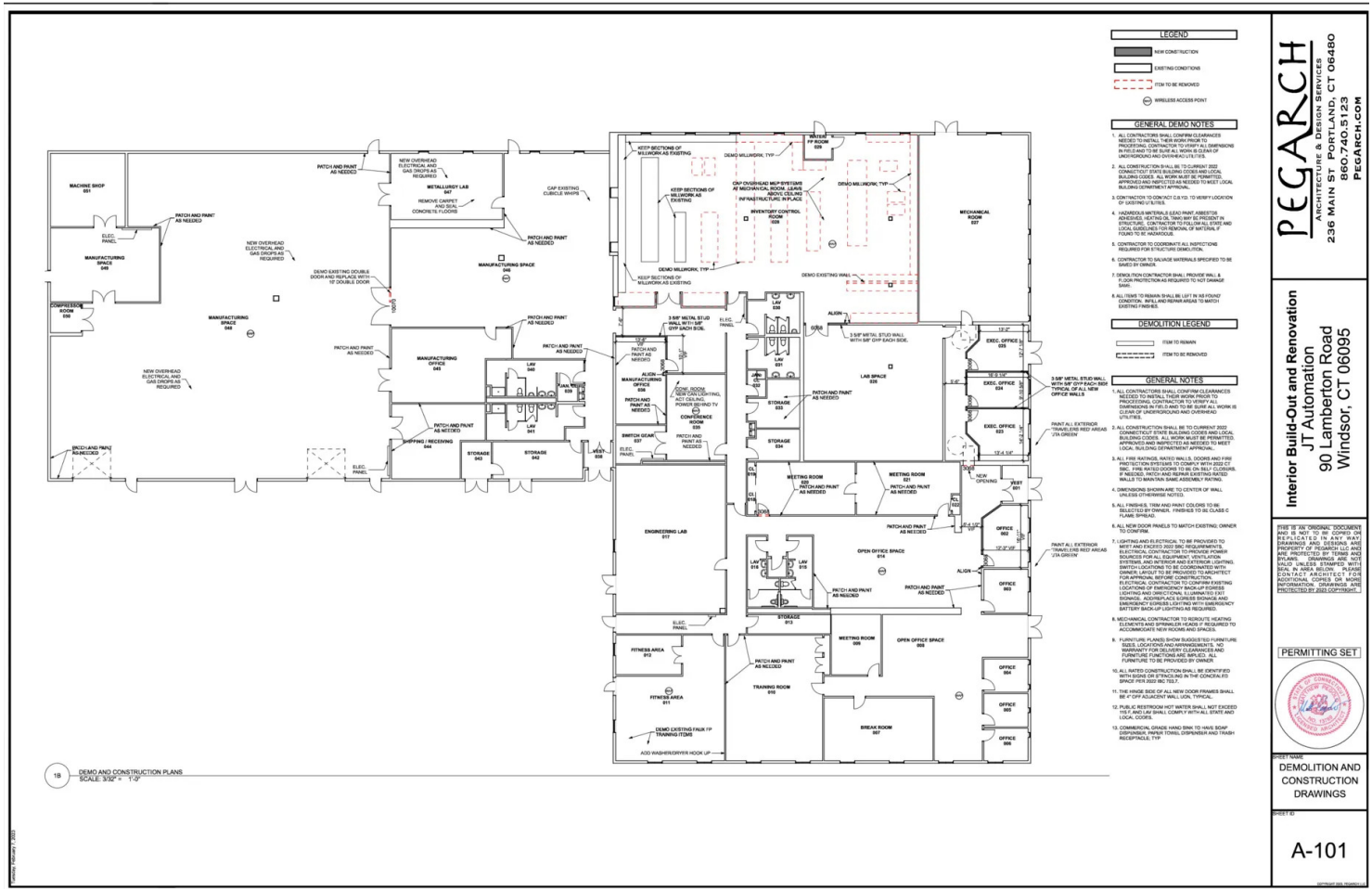


17 Connecticut South Dr



FLOOR PLANS

90 LAMBERTON RD | WINDSOR, CT 06095





LOCATION INFORMATION

N/F 80 LAMBERTSON ASSOCIATES PARTNERSHIP
STREET ADDRESS: 80 LAMBERTSON ROAD

SECTION 2

SIGNIFICANT OBSERVATIONS --

- A** STIMULOUS CONCRETE'S CURB, SERVING THE SUBJECT PROPERTY LIES ALONG THE COMMON PROPERTY LINE BETWEEN THE SUBJECT PROPERTY AND THE ADJUTING PROPERTY TO THE SOUTH.
- B** A "TIE LINE/NO PARKING" SIGN, SERVING THE SUBJECT PROPERTY LIES ON THE ADJUTING PROPERTY LOCATED SOUTH OF THE SUBJECT PROPERTY.
- C** THERE IS A STIMULOUS CONCRETE WALK THAT RUNS BETWEEN THE SUBJECT PROPERTY AND THE ADJUTING PROPERTY TO THE NORTH.
- D** BASED ON REFERENCE PLANS #1 AND #2, THERE IS A "20" WIDE UTILITY EASEMENT LOCATED ON THE SUBJECT PROPERTY. TOWN OF WINDSOR'S STORM DRAINAGE FROM LAMBERTSON ROAD RUNS WITHIN THIS EASEMENT.
- E** A PORTION OF THE TOWN OF WINDSOR'S STORM DRAINAGE PIPE AND HEADWALL LIES OUTSIDE OF THE 20' WIDE UTILITY EASEMENT AND DISCHARGES ON TO THE SUBJECT PROPERTY.

SURVEYING INFORMATION

ZONE OF SUBJECT PROPERTY: "C" INDUSTRIAL

REQUIREMENTS AND TAKEN FROM SECTION 8 OF THE WINDSOR ZONING REGULATIONS

ITEM	REQUIRED/PERMITTED	PROVIDED
LOT AREA	2 ACRES (MINIMUM)	4.75 ACRES
FRONT YARD SETBACK	50 FEET (MINIMUM)	253.7'
SIDE YARD SETBACK	35 FEET (MINIMUM)	49.4'
REAR YARD SETBACK	35 FEET (MINIMUM)	213.7'
BUILDING HEIGHT	60' / 4 STOREYS (MAX.)	21.6' MAX AND 1 STORY
FLOOR SPACE AREA	NONE REQUIRED	--

SURVEYOR'S CERTIFICATION

TO:
- THE TRAVELERS INSURANCE COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SURVEY AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND TITLE, AND INCORPORATED INTO THE 2011 ALTA/SURVEY AND TITLE STANDARD, WHICH IS A PART OF THE 2011 ALTA/SURVEY AND TITLE STANDARD, AND IS A PART OF THE 2011 ALTA/SURVEY AND TITLE STANDARD, AND IS A PART OF THE 2011 ALTA/SURVEY AND TITLE STANDARD.

WILLIAM M. ALTA/SURVEY AND TITLE SURVEYOR NO. 8344

NOTE--THE WORD "CERTIFY" AS USED ON THIS PLAN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR, WHICH IS BASED ON HIS PROFESSIONAL INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A WARRANTY OR GUARANTEE.

GRAPHIC SCALE



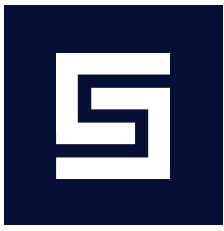
LEGEND

- 1. SANITARY SEWER MANHOLE
- 2. SANITARY SEWER
- 3. WATER MAIN
- 4. WATER MAIN
- 5. FIRE DEPARTMENT CONNECTION
- 6. LIGHT POLE
- 7. CONCRETE
- 8. STIMULOUS CONCRETE
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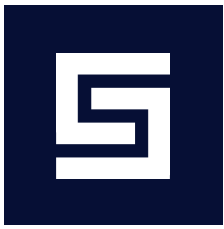




AERIAL MAP

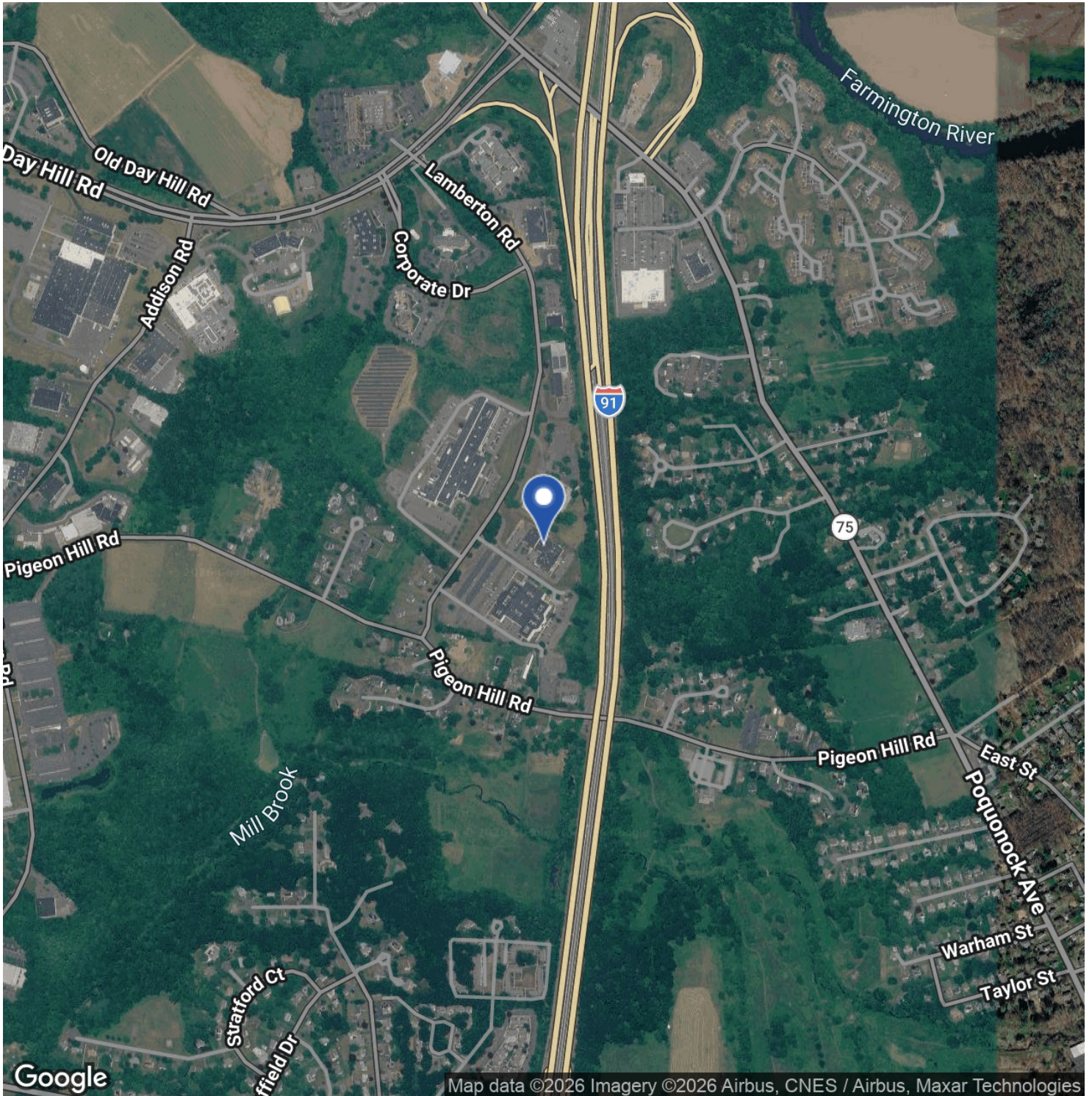
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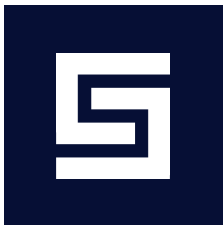




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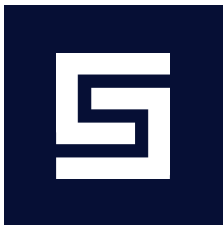




AERIAL MAP

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

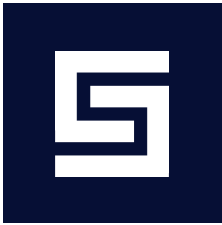
COMPANY SUMMARY:

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

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

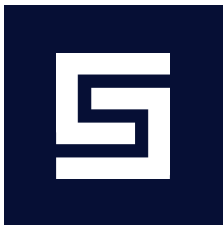
SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	90 Lamberton - JT Automation	33,364 SF	\$8.00	\$266,912	TBD	15 Years
-	17 CT S - Joining Technologies	39,110 SF	\$8.25	\$322,658	TBD	15 Years
-	17 CT S - KinderCare	6,000 SF	\$21.33	\$127,980	9/1/2025	5 Years
TOTALS		78,474 SF	\$37.58	\$717,550		



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MEET THE TEAM

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KATHRYN COLOMBIE

Industrial Specialist

Cell: 802.430.4307

colombie@sentrycommercial.com



CHRISTOPHER DUCLOS

Industrial Specialist

Cell: 860.922.6481

chrisduclos@sentrycommercial.com