42,860 SQUARE FEET	**3** PROPERTIES	**5** BUILDINGS	**24** TENANTS	**95%** OCCUPIED

THREE-PROPERTY, FIVE-BUILDING SMALL-BAY INDUSTRIAL PORTFOLIO

KREIGER LANE

glastonbury, connecticut

CBRE

the OPPORTUNITY

CBRE has been retained as the exclusive sales representative for the fee simple interest of the Kreiger Lane Industrial Portfolio (the “Portfolio”), a collection of 5 small-bay industrial buildings across 3 properties comprising 42,860 square feet at 22, 27 & 77 Kreiger Lane in Glastonbury, Connecticut.

Built between 1987 and 1990 of durable masonry construction, the Portfolio offers granular, multi-tenant suites with grade-level loading — the small-bay product profile that is the most supply-constrained and most sought-after segment of the industrial market. The 97% leased Portfolio features 25 tenants across 24 suites plus 20 leased storage units, and in-place rents approximately 26% below market provide a clear, near-term runway for NOI growth as leases roll.

Positioned along the Route 2 corridor with immediate access to I-84 and I-91, Glastonbury pairs an affluent demand base with tightly limited industrial zoning and availabilities. Virtually no new small-bay construction is economically feasible at today’s costs, insulating in-place cash flow and supporting continued rent growth.

The Kreiger Lane Industrial Portfolio presents the rare opportunity to acquire critical mass on a single street in one of Greater Hartford’s most desirable towns.

TRANSACTION SUMMARY

Properties / Buildings	3 / 5
Total Portfolio SF	42,860
Wtd. Average Year Built	1988
Loading	25 Drive-In Doors
Leased Storage Units	20
Number of Tenants	24
Occupancy	95%
Mark-to-Market	26%
WALT	< 1 Year

portfolio SUMMARY

22 KREIGER LANE

1 BUILDING | BUILT 1990

12,860 SF
BUILDING SIZE

12
DRIVE-IN DOORS

12
UNITS

$9.90/SF
AVERAGE GROSS RENTAL RATE

27 KREIGER LANE

1 BUILDING | BUILT 1988

8,400 SF
BUILDING SIZE

5
DRIVE-IN DOORS

4
UNITS

$9.46/SF
AVERAGE GROSS RENTAL RATE

77 KREIGER LANE

3 BUILDINGS | BUILT 1987-1988

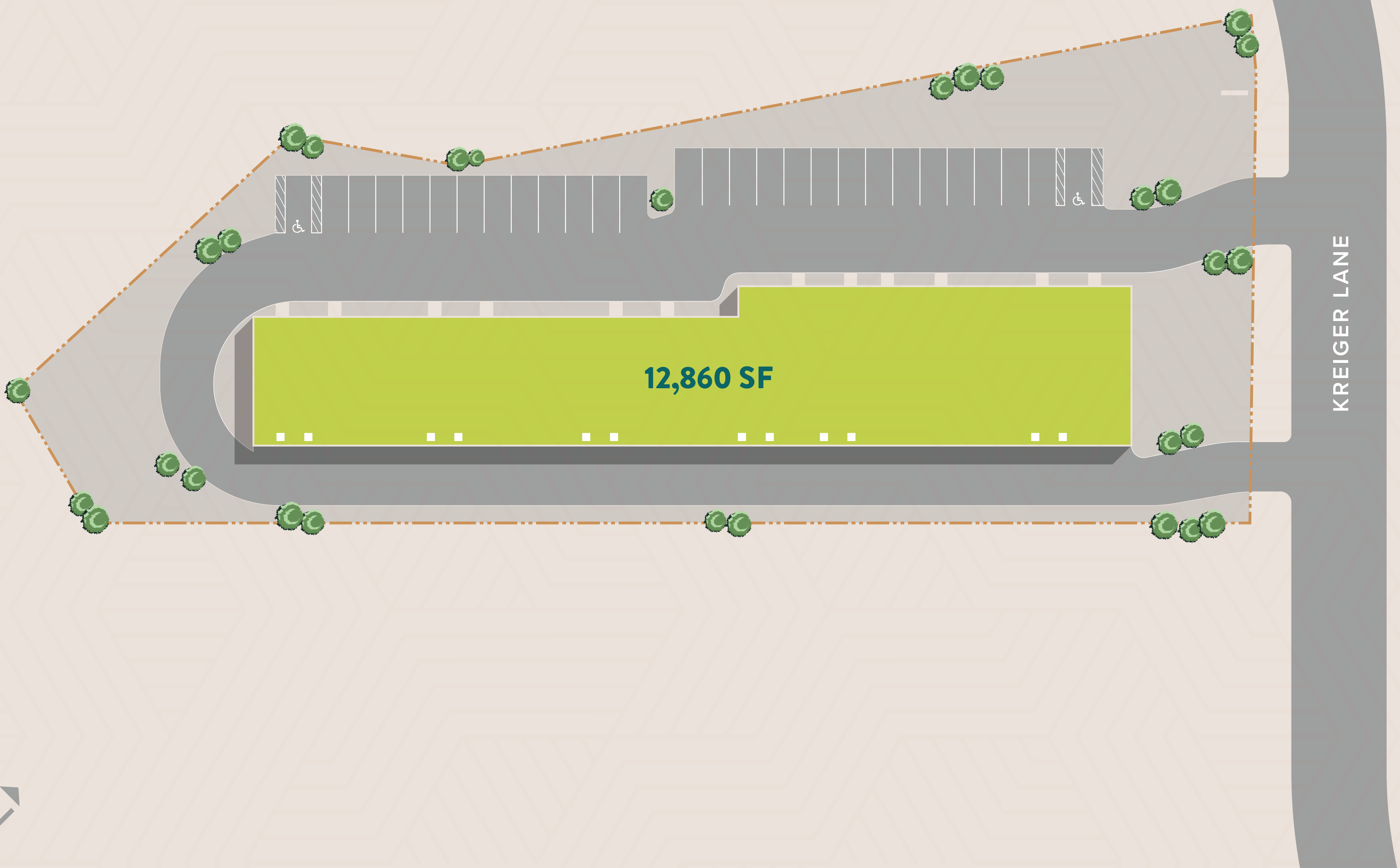
21,600 SF
TOTAL SIZE

10.0K / 7.6K / 4.0K
BUILDING SIZE (1 / 2 / 3)

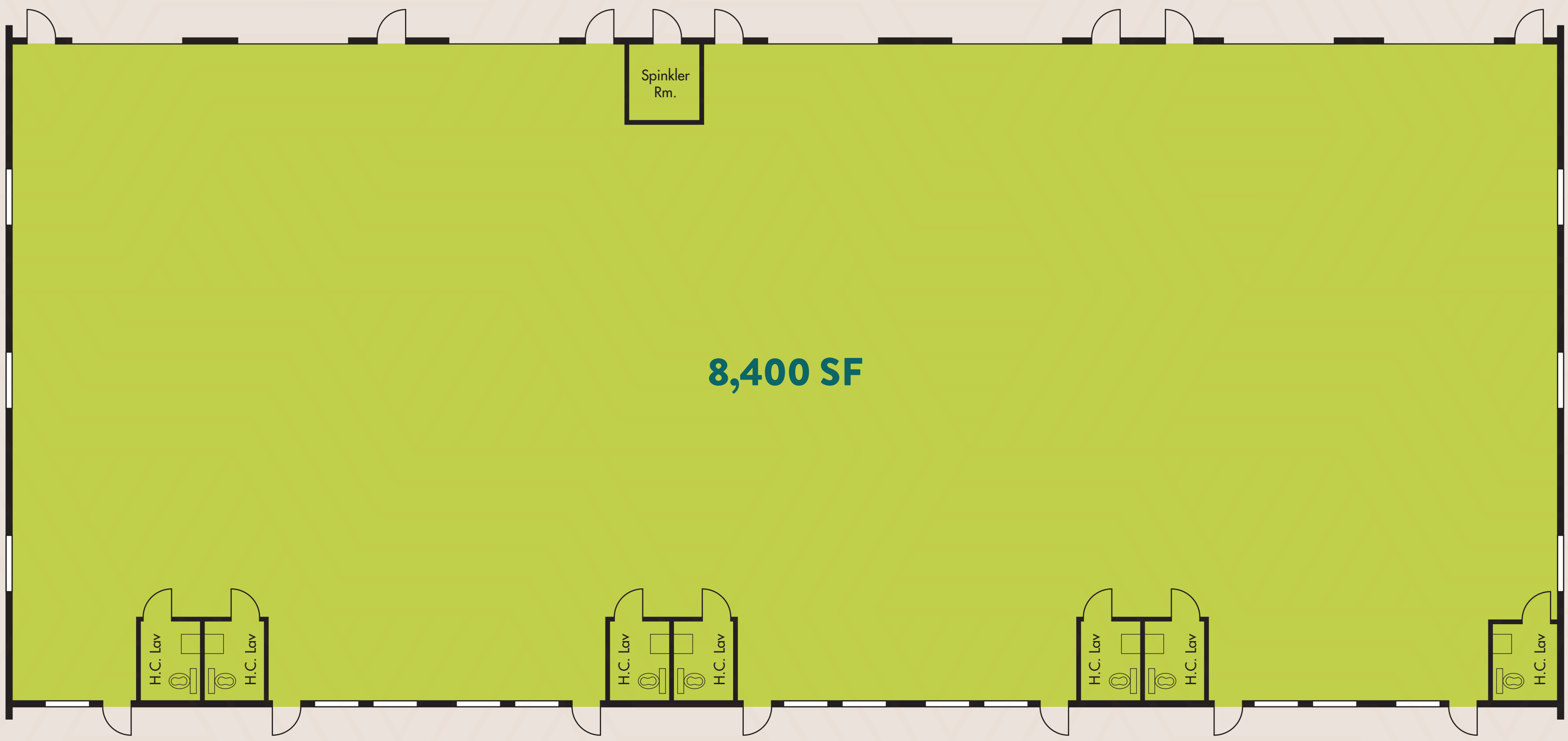
8
UNITS

$8.96/SF
AVERAGE GROSS RENTAL RATE

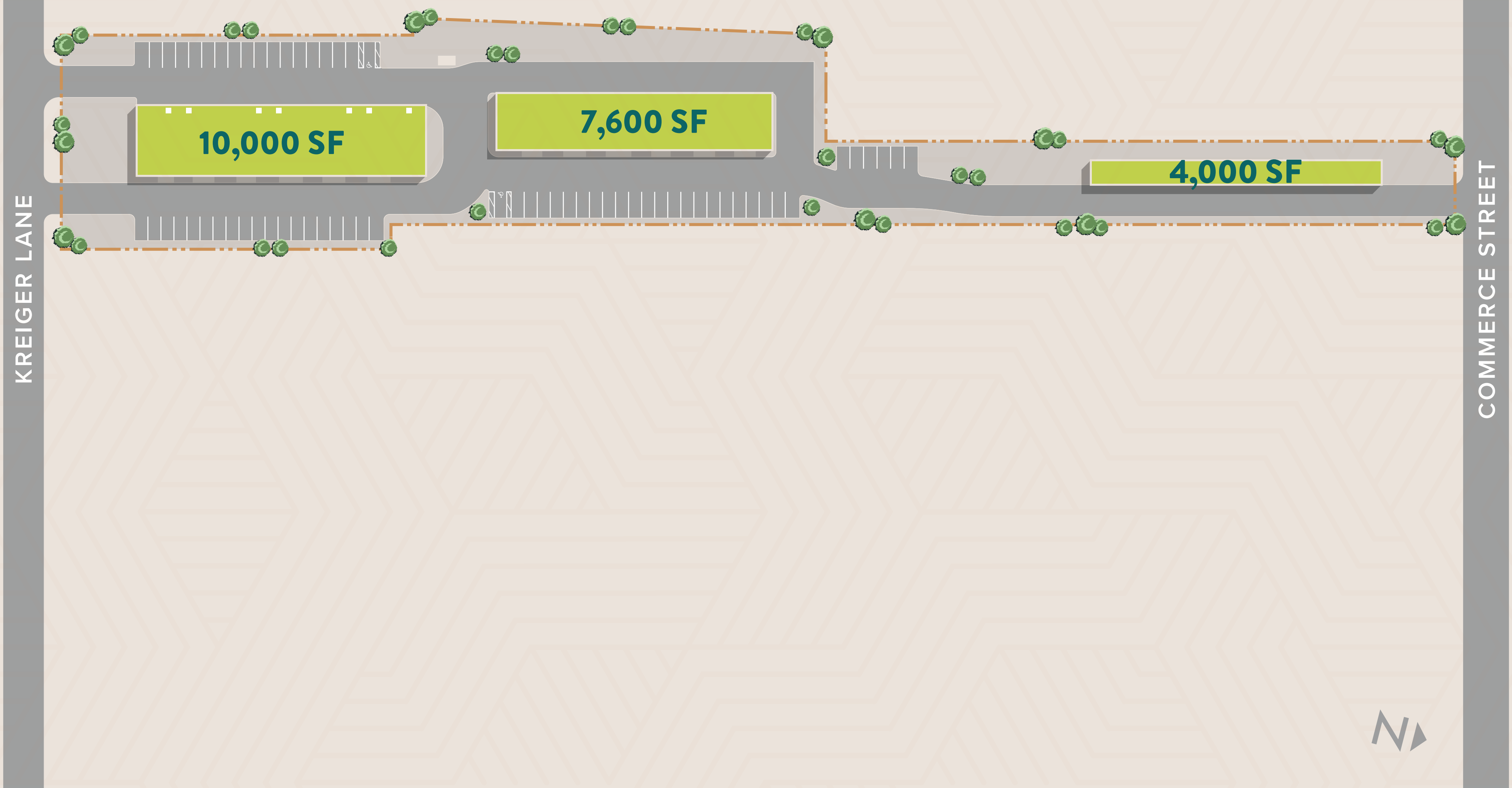
22 KREIGER LANE
site plan



27 KREIGER LANE
site plan



77 KREIGER LANE
site plan



the small-bay ADVANTAGE

Comprising 42,860 square feet across 5 buildings, the Portfolio delivers immediate critical mass in the market's most supply-constrained segment — granular, grade-level-loaded small-bay product.

Durable masonry construction, 1988 average age of construction and an 8,572 SF average building size. Small suites serve the deepest pool of tenant demand — contractors, trades, service businesses, and last-mile users — while 20 leased storage units add durable ancillary income.

Small-bay is effectively irreplaceable: with replacement costs for comparable product approaching $175/SF against an in-place basis well below that mark, new competitive supply is economically unfeasible — insulating in-place cash flow and pricing power.

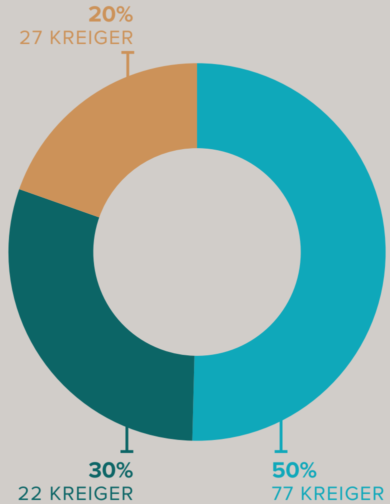
1988
WTD AVERAGE VINTAGE

8,572
AVERAGE BUILDING SF

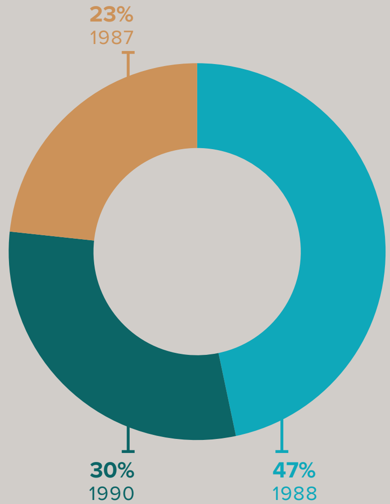
25
TENANTS

20
LEASED STORAGE UNITS

ALLOCATION BY PROPERTY (% SF)



ALLOCATION BY VINTAGE (% SF)



granular,
DIVERSIFIED TENANCY

The Portfolio is 95% leased to 24 tenants across 26 suites with a weighted average lease term remaining of +/- 1 year. The granular suite mix means no single tenant represents more than 12.6% of Portfolio square footage.

In-place rents average $9.50 gross against market rents of $12.00, an approximately 26% mark-to-market opportunity — and with a 1.2-year WALT, that upside is capturable in the near term rather than multiple years out.

Small-bay tenants are historically the stickiest in the market — relocation is disruptive and alternatives are scarce — reflected in the Portfolio's 8.4 years of average tenant tenure and supporting above-market renewal probability.

97	25
OCCUPANCY	TENANTS

SELECT TENANT SNAPSHOT

Tenant	SF
Magnum	4,500 SF
Rhino Gift	4,000 SF
Paul Cicchetti Electric	2,400 SF
Connecticut Cabinetry	3,600 SF
Body by Banks	2,800 SF
Paul Davis Restoration	1,200 SF
Hartford Builders Company	1,000 SF
Palentine Landscaping	750 SF

strong in-place CASH FLOW WITH UPSIDE

The Portfolio is 95% leased with a WALT of <1 year, provides immediate access to market rents.

Granular suites and staggered expirations limit downside exposure while allowing ownership to steadily capture market rents.

Critical future value creation via mark-to-market of in-place rents, which are approximately 26% below market.

85%
ROLLS WITHIN 1 YEAR

26%
BELOW MARKET

unmatched

ACCESS & CONNECTIVITY

HARTFORD	15 MIN
SPRINGFIELD, MA	45 MIN
NEW HAVEN	40 MIN
PROVIDENCE	75 MIN
BOSTON	100 MIN
MANHATTAN	120 MIN

Route 2 corridor location with immediate access to I-84 and I-91 puts Greater Hartford, central Connecticut, and the broader Northeast within same-day reach.

glastonbury & THE HARTFORD INDUSTRIAL MARKET

Glastonbury sits along the Route 2 corridor with immediate access to I-84, I-91, and downtown Hartford, giving tenants efficient reach across Greater Hartford and central Connecticut. The town's affluent demand base and tightly limited industrial zoning have kept small-bay and flex vacancy persistently tight — and made Kreiger Lane one of the only concentrations of this product type in town.

The East-of-the-River submarket continues to outperform: 3.1% flex/small-bay vacancy, asking rents up more than 30% since 2020, and zero comparable product under construction.

HARTFORD INDUSTRIAL MARKET

112M SF	$8.57 NNN	5.3%
INVENTORY	ASKING RENT	VACANCY RATE

GLASTONBURY DEMOGRAPHICS

34,900	$142K
POPULATION	MEDIAN HH INCOME
61%	$455K
BACHELOR'S DEGREE +	MEDIAN HOME VALUE

GLASTONBURY / EAST SUBMARKET

3.1%	$9.25	185K SF
VACANCY	ASKING RENT	12-MO ABSORPTION

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