



Investment "Class A" Industrial

*14 High Bridge Road
Sandy Hook, CT 06482*

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INVESTMENT "CLASS A" INDUSTRIAL

PROPERTY INFO:

PURCHASE PRICE:

\$7,950,000.00

PROPERTY ADDRESS:

SUITE FULL BLDG
14 HIGH BRIDGE ROAD
SANDY HOOK, CT 06482

YEAR BUILT:

2004

PROPERTY SIZE

71,640 SQ. FT.

LAND SIZE

8.02 ACRES

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PROPERTY OVERVIEW

MISSION-CRITICAL INDUSTRIAL INVESTMENT | DEFENSE & AEROSPACE TENANT

14 High Bridge Road, Newtown, CT

Offered at \$7,950,000 | $\pm 71,640$ SF on 8.02 Acres

Optional Adjacent Land: ± 11.65 Acres | Offered at \$1,200,000 (if purchased together)

Advantage Realty Commercial proudly presents an exceptional investment opportunity in the Northern Fairfield County submarket of Newtown, Connecticut. 14 High Bridge Road is a high-spec, purpose-built industrial asset leased to a defense-sector tenant with institutional ownership and long-term commitment to the site.

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Sunday, October 05, 2025

PROPERTY AND BUILDING DESIGN AND BENEFIT AMENITIES

14 High Bridge Road, Newtown, CT

I. Site and Location Characteristics

- Location: Situated in the Sandy Hook section of Newtown, CT.
- Acreage: The property sits on approximately 8.02 acres of land.
- Expansion: An adjacent parcel of 11.65 acres is available for purchase
- Zoning: Zoned M-4 Industrial.
- Building was constructed by Borghesi Construction company in 2004
- Paved Area: Includes a significant paved area, totaling 45,000 square feet of asphalt paving.
- Flood Zone: Located in FEMA Flood Zone X, indicating a minimal area of flood hazard.
- Property contains a large conservation easement with an eye for the protection of nature

II. General Building Structure and Systems

- Building Type: Modern, one-story Light Industrial style building.
- Year Built: Constructed in 2004.
- Size (Living Area): Contains 66,380 square feet of living area.
- Size (Gross Area): The gross area of the structure is 70,440 square feet.
- Offices: Approximately 5920 s.f. of offices and 4060 s.f. of lab space
- Cafeteria: Employee cafeteria and outside patio break area
- Exterior Construction: Exterior walls are built of Cinder Block and Pre-Fin Metal.
- Heating: Equipped with Forced Air heat fueled by Natural Gas.
- Cooling: Features Central Air Conditioning (AC Type Central).
- Loading Docks: 4 with levelers plus 2 drive-in-doors
- Ceiling Height: 24'
- Building is service by private well and septic

III. Specialized, Mission-Critical Design Features

- The facility is a state-of-the-art asset, custom-designed for the specialized operations of its current tenant.
- Purpose-Built: Custom-designed infrastructure tailored for electronics distribution and testing.



Sunday, October 05, 2025

- Building is designed to easily accommodate the separation of two tenants. Each side has loading docks, drive in doors, each side has client entries, executive offices, bathroom facilities, conference rooms, power and HVAC separation.
- ESD Protection: Features over 60,000 square feet of ESD-safe (electrostatic discharge safe) flooring.
- Environmental Control: Includes environmentally controlled warehousing equipped with a dehumidification system to protect sensitive electronic components.
- Advanced Test Labs: The facility hosts several electrical labs certified to ISO17025 standards.
- Security (General): Equipped with advanced security systems.
- Security (Specifics): Includes specialized security infrastructure such as airlock entries (where personnel are checked for static) and biometric access controls.

IV. Safety and Fire Suppression Systems

- Sprinkler System: Comprehensive fire safety includes Wet Sprinklers.
- Sprinkler Coverage: The wet sprinklers cover 72,120 square feet.
- Water Reserve: The site includes an 80,000-gallon fire suppression water reserve.

V. Lessor-Owned Equipment (Included for Lessee Use)

The Lease Agreement grants the Lessee the right to use, maintain, and insure specific equipment belonging to the Lessor for the duration of the term.

- Forklift: Yale 3-wheel forklift & charger.
- Lift Access: JLG scissor lift.
- Compressor System 1: Ingersoll Rand compressor, heater & storage tank.
- Compressor System 2: Kaeser compressor, heater & remote storage tank.
- Dehumidification: Dehumidification system.
- Interior Furnishings: Furniture, furnishings, posters, and wall hangings (as detailed in Schedule 1 of the lease).

VI. Operational and Leasing Benefits

- These features enhance the property's attractiveness as a stable investment opportunity:
- Lease Structure: Secured by a lease structured as a triple-net (NNN) arrangement
- Income Stability: Base Rent increases by one percent (1%) annually on each anniversary of the Commencement Date.
- Tenant Commitments: Lessee (SMT, Corp.) is responsible for quarterly preventative maintenance/service contracts for the septic, fire protection, heating, air conditioning, sprinkler, and ventilation (HVAC) systems.

The Commercial Real Estate Specialist for Northern Fairfield County

ARC – Rev. 1/1/2025

• Industrial	• Office	• Retail	• Land	• Investments	• Business	• Residential
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PROPERTY PHOTOS



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INVESTMENT "CLASS A" INDUSTRIAL

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5-YEAR CASH FLOW ANALYSIS

Fiscal Year Beginning September 2026



INITIAL INVESTMENT

Purchase Price	\$7,950,000
+ Acquisition Costs	\$159,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$8,109,000

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Aug-2027	Year 2 Aug-2028	Year 3 Aug-2029	Year 4 Aug-2030	Year 5 Aug-2031
POTENTIAL RENTAL INCOME (PRI)	\$593,453	\$599,388	\$605,381	\$611,435	\$617,550
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$593,453	\$599,388	\$605,381	\$611,435	\$617,550
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$593,453	\$599,388	\$605,381	\$611,435	\$617,550
- Operating Expenses	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$593,453	\$599,388	\$605,381	\$611,435	\$617,550
NET OPERATING INCOME (NOI)	\$593,453	\$599,388	\$605,381	\$611,435	\$617,550
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$593,453	\$599,388	\$605,381	\$611,435	\$617,550
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	7.32%	7.39%	7.47%	7.54%	7.62%
Return on Equity	7.82%	7.82%	7.82%	7.82%	7.82%
Equity Multiple	1.01	1.09	1.18	1.26	1.35

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$8,316,000
Cost of Sale	\$415,800
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$7,900,200

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	7.01%
Acquisition CAP Rate	7.46%
Year 1 Cash-on-Cash	7.32%
Gross Rent Multiplier	13.40
Price Per Square Foot	\$110.97
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



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22 Lower Lake Road, Danbury CT 06811

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INVESTMENT "CLASS A" INDUSTRIAL

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CASH FLOW DETAILS



Fiscal Year Beginning September 2026

INCOME

For the Year Ending	Year 1 Aug-2027	Year 2 Aug-2028	Year 3 Aug-2029	Year 4 Aug-2030	Year 5 Aug-2031
POTENTIAL RENTAL INCOME (PRI)	\$593,453	\$599,388	\$605,381	\$611,435	\$617,550
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (ERI)	\$593,453	\$599,388	\$605,381	\$611,435	\$617,550
+ Other Income	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$593,453	\$599,388	\$605,381	\$611,435	\$617,550

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$593,453	\$599,388	\$605,381	\$611,435	\$617,550



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5-YEAR CASH FLOW ANALYSIS

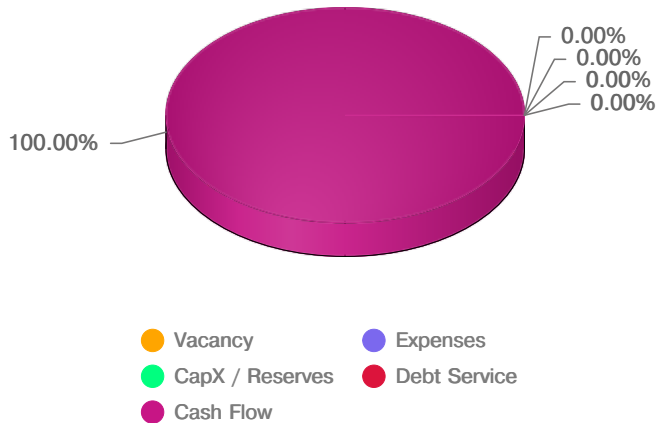


Fiscal Year Beginning September 2026

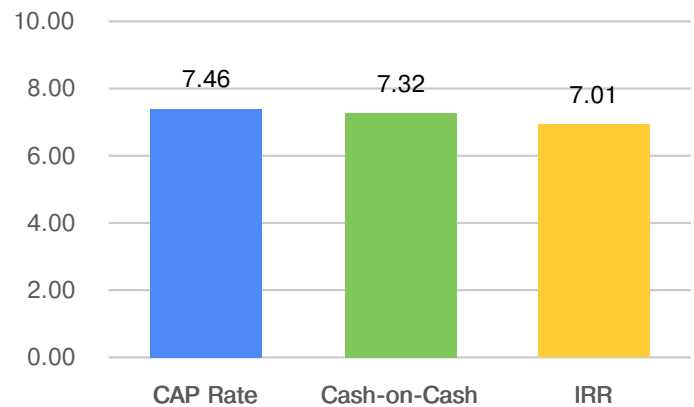
ASSUMPTION / INPUTS

Purchase Price	\$7,950,000
Year 1 Potential Income	\$593,453
Vacancy & Credit Loss	0.00%
Year 1 Expenses	0.00%
Acquisition CAP Rate	7.46%
Sale Price - CAP Rate	7.50%

Acquisition Costs	2.00%
Annual Income Increase	1.00%
Other Income Increase	1.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$8,109,000)	0	\$0	0	(\$8,109,000)
1	\$593,453	1	\$0	1	\$593,453
2	\$599,388	2	\$0	2	\$599,388
3	\$605,381	3	\$0	3	\$605,381
4	\$611,435	4	\$0	4	\$611,435
5	\$8,517,750	5	\$0	5	\$8,517,750
Property IRR/Yield = 7.01%		Effective Loan Rate = N/A		Equity IRR / Yield = 7.01%	

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



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