



Property Description: 31 Pecks Lane, Newtown, CT

Executive Summary

Advantage Realty Commercial is pleased to present the exclusive opportunity to acquire 31 Pecks Lane, a premier multi-tenant commercial and industrial campus situated on 23.913 +/- acres in Newtown, Connecticut. This institutional-grade asset consists of a 134,165 rentable square foot main facility including a 2,400–2,500 square foot free-standing building. Originally designed and maintained for high-level institutional ownership, the campus offers a unique "work-live-play" industrial environment, featuring on-site soccer / softball fields, a common lunchroom / vending area, and an active on-site deli and restaurant.

Investment Highlights

- **Robust Infrastructure:** The facility is a "heavy-duty" industrial powerhouse, featuring 4,000 Amps of 480/277-volt power distributed throughout the building, suitable for advanced manufacturing and R&D.
- **Fully Climate-Controlled & Protected:** The main building is 100% air-conditioned and fully sprinklered, a critical requirement for institutional R&D and clean-room users.
- **Exceptional Expansion Potential:** With nearly 24 acres of land, the site offers significant "excess land" capable of supporting an estimated additional 60,000 to 80,000 square feet of building expansion or extensive outdoor storage and parking.
- **Strategic Logistics Location:** Located just off Route 25 and within five minutes of I-84 (Exits 10 & 11), the property offers seamless access to major commercial hubs including Danbury, Waterbury, and the Westchester/NYC corridor.

Technical Property Specifications

- **Loading & Access:** The facility features a central loading area with four (4) common loading docks, some of which are equipped with auto-levelers for efficient logistics.
- **Ceiling Heights:** Clear heights range from 12.5’ to 22’ clear, accommodating a variety of high-bay warehouse and manufacturing requirements.
- **Utilities:** The property is serviced by Town water and a large-scale engineered septic system. While currently gas HVAC upgrades are in progress to further modernize the asset.



- Green Initiatives & Security: The property features an extensive on-roof solar installation providing supplemental income and sustainability. The plans for the replacement of approximately 50,000 s.f. of new roof are underway.
- Parking: The campus includes a high-capacity parking lot capable of accommodating 350 cars. Two of the existing tenants use some of that parking for the parking of buses and trucks.

Tenant Profile & Operational Overview

The property is currently fully leased to a diversified roster of elite R&D, manufacturing, and service tenants, including Arch Medical, Coherent Ceramics (previously M Cubed Technologies), Housatonic River Enterprise Services (HRES), Chase Press, and Candlewood Fencing. Tenant spaces are individually demised and secure, with professional access to building amenities and bathrooms via indoor common areas. The property has historically operated at or near 100% occupancy, with recent 5-year lease commitments from users such as Heal Naturals and Efficient Lighting Consultants (ELC).

Financial Summary (2025 Actuals)

As of the 2025 fiscal year, the asset generated a Gross Operating Income of \$1,865,884. Through professional management and efficient utility recovery structures, including the use of sub-metered electricity for major tenants, the property delivered a Net Operating Income (NOI) of \$1,041,121. This stabilized performance, combined with significant development upside and high-tech infrastructure, positions 31 Pecks Lane as a signature investment opportunity in the Fairfield County industrial market providing a CAP RATE of 10.21.%.

• Industrial	• Office	• Retail	• Land	• Investments	• Business	• Residential
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The following updated chart details the tenants at 31 Pecks Lane, including the requested month-to-month lease-back arrangement. This version adds a column to indicate the presence of a Personal Guarantee (PG) based on the provided lease documents and explicit "Lease Guaranty" riders.

Tenant Security Deposit & Personal Guarantee Chart

Tenant Name	Square Footage	Security Deposit	Personal Guarantee
Housatonic River (HRES)	14,563	\$25,121.18	No (Entity Sign)
Chase Press	9,007	\$12,600.00	No
Coherent Ceramics, Inc.	20,852	\$8,901.33	No
Candlewood Fencing	4,725	\$7,481.26	Yes
Heal Naturals, Inc.	4,000	\$7,333.34	No
Elidah Inc.	2,900	\$5,268.34*	No
Nick's Catering	1,414	\$3,801.30	No
Efficient Lighting (ELC)	1,552	\$3,091.06	No
N.E. Computer Solutions	2,606	\$2,600.00	Yes
AMS Commercial Services	1,836	\$2,558.16	No
All-Star Transportation	1,900	\$11,592.74 (Est.)	No
GFS Transport, LLC	Office Area	Not Specified	No
Nizan Holdings (Lease Back)	9,900	\$0.00	No
ARCH Medical	TBD	TBD	No
TOTAL HELD		\$90,348.71	



Personal Guarantee Analysis

The following determination was made regarding personal guarantees:

- **Explicit Guarantees:** Only Candlewood Fencing and New England Computer Solutions have documented "Lease Guaranty" riders where an individual (Jeremy Goun and Teodoro J. Corona, respectively) has personally and unconditionally guaranteed the lease obligations.
- **Joint and Several Liability Clause:** Most recent leases (including HRES, ELC, Heal Naturals, Elidah, and GFS) include a "Joint and Several Liabilities" clause (Section 47) stating that all parties signing as Tenant are jointly and severally liable. However, because the individuals in these cases signed professional titles (e.g., "EVP," "Managing Partner," "Controller") on behalf of their respective LLCs or Corporations, they are generally treated as entity signatures rather than personal guarantees.
- **Affiliate Status:** The Nizan Holdings lease-back arrangement beginning January 1, 2026, involves the ownership entity itself; therefore, no security deposit or personal guarantee is required.

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Original Lease Start – Current Term Start - Current Lease Expiration

Tenant Name	Original Start	Current Term Start	Expiration Date
AMS Commercial Services	May 1, 2018	May 1, 2023	April 30, 2028
All-Star Transportation, LLC	July 1, 2012	July 1, 2017	June 30, 2022*
Candlewood Fencing	February 1, 2022	February 1, 2022	February 28, 2027
Chase Press	August 15, 2018	August 15, 2018	September 14, 2025
Efficient Lighting Consultants (ELC)	April 1, 2025	April 1, 2025	March 31, 2030
Elidah Inc.	August 1, 2024	August 1, 2024	July 31, 2029
GFS Transport, LLC	April 1, 2024	April 1, 2024	March 31, 2027
Heal Naturals, Inc.	April 1, 2025	April 1, 2025	May 31, 2030
Housatonic River (HRES)	June 15, 2025	June 15, 2025	August 31, 2035
Coherent Ceramics, Inc.	July 1, 2012	August 1, 2022	July 31, 2027
New England Computer Solutions	June 15, 2011	July 1, 2020	June 30, 2025
Nick's Catering	October 1, 2016	November 1, 2018	October 31, 2023*
Nizan Holdings (Lease Back)	January 1, 2026	January 1, 2026	Month-to-Month
ARCH Medical			



Tenant Permitted Use & Business Profile

Tenant Name	Permitted Use (Per Lease)	Business Description
AMS Commercial Services	Office and equipment storage space for a construction contractor.	A commercial contractor specializing in snow removal and facility maintenance services.
All-Star Transportation, LLC	Administrative offices, dispatch facilities, and training rooms, including a designated parking area for up to 15 buses and a refueling station.	A regional provider of school bus transportation and logistics management.
Candlewood Fencing	Fencing classes and competition related thereto.	A specialized athletic training facility for competitive fencing instruction.
Chase Press	Office and manufacturing space for a printing company.	A commercial printing and marketing firm utilizing the campus for production and distribution.
Efficient Lighting Consultants (ELC)	Commercial, industrial, or wholesale distribution space and incidental uses.	A specialized firm providing energy-efficient lighting solutions, consulting, and wholesale distribution.
Elidah Inc.	Commercial, industrial, or wholesale distribution space and incidental uses.	A medical technology company focused on developing and distributing innovative healthcare devices.
GFS Transport, LLC	The parking area is solely for vehicles associated with business operations.	A transportation and logistics company requiring heavy-vehicle parking and centralized office support.
Heal Naturals, Inc.	Commercial, industrial, or wholesale distribution space and incidental uses.	A health and wellness brand involved in the production and distribution of natural supplements and products.
Housatonic River (HRES)	Athletic training center and incidental uses, including access to campus sports fields.	A large-scale sports and training organization providing facility access for various athletic disciplines and teams.
Coherent Ceramics, Inc.	Offices and the manufacture of high-precision ceramic and metal-matrix composite components.	A high-tech manufacturing firm producing advanced technical ceramics for R&D and industrial applications. Defense contractor.
New England Computer Solutions	Light manufacturing, assembly, and refurbishing computer systems and general administrative offices.	An IT services and hardware provider specializing in computer system maintenance, assembly, and lifecycle management.
Nick's Catering	Operation of a catering business, including food preparation, storage, and off-site services.	A commercial food service company that also operates the on-site deli and cafeteria for the building's tenants.
Nizan Holdings	Storage of building materials (per conversation history).	The current property owner is conducting a temporary lease-back arrangement for industrial material storage (per conversation history).
Arch Medical	Office and Manufacturing	International company manufacturing and distribution of medical devices – CNC machines.