

**FOR SALE // FULLY LEASED INDUSTRIAL BUILDING**



**PROPERTY DESCRIPTION**

Fully leased two tenanted industrial building in excellent location 1/2 mile to I-84. Triple net leases, excellent NOI, Full A/C. Major tenant Sonic & Materials has been in the building for over 20 years.

**PROPERTY HIGHLIGHTS**

- NOI: \$620,817
- Full A/C
- Heavy Power
- Expansion Possible
- Back Up Generator
- City Water and Sewer
- Four Drive in Doors
- Beautiful Offices

**53 CHURCH HILL ROAD, NEWTOWN CT**

Sale Price:	\$8,450,000
Number of Units:	2
Lot Size:	4.65 Acres
Building Size:	63,060 SF
NOI:	\$620,817.00
Cap Rate:	7.35%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	221	862	1,815
Total Population	521	2,053	4,351
Average HH Income	\$134,757	\$137,389	\$135,579



**MICHAEL DIMYAN**

Broker  
 203.948.2891  
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**FOR SALE // FULLY LEASED INDUSTRIAL BUILDING**

**FOR SALE  
Fully Leased Industrial Building/Net Listing Sale  
Newtown, CT**

LOCATION: 53 Church Hill Road, Newtown, CT

SQ. FT. 63,060

LAND: 4.65 Acres

TENANTS: Sonics & Materials 57,043 Sq. Ft  
Clariss Construction 6,017 Sq. Ft

LEASE TERMS: Sonics & Materials – 12/31/2029 with options  
Clariss Construction – 03/31/2027 with options

NET OPERATING INCOME: \$620,817

ASKING PRICE: \$8,450,000

CAP RATE: 7%

BUILDING FEATURES: Full A/C                      Roof New 1998  
Heavy Power                      Expansion Possible  
Back up Generator              City Water & Sewer  
Beautiful Offices                Four Drive in Doors



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## Lease Terms:

Sonics and Materials 57,043 Sq Ft – 12/31/2029 With Options

Claris Construction 6,017 Sq Ft – 3/31/2027 With Options

## Tenant Biography's:

Sonics and Materials is a global leader in the design and manufacturing of high powered ultra sonic equipment. Family owned and operated since 1969. [Sonics.com](http://Sonics.com)

Claris Design Build is a full service design build general contracting commercial construction firm. Claris has offices throughout the U.S with headquarters in Newtown. [Clarisdesignbuild.com](http://Clarisdesignbuild.com)



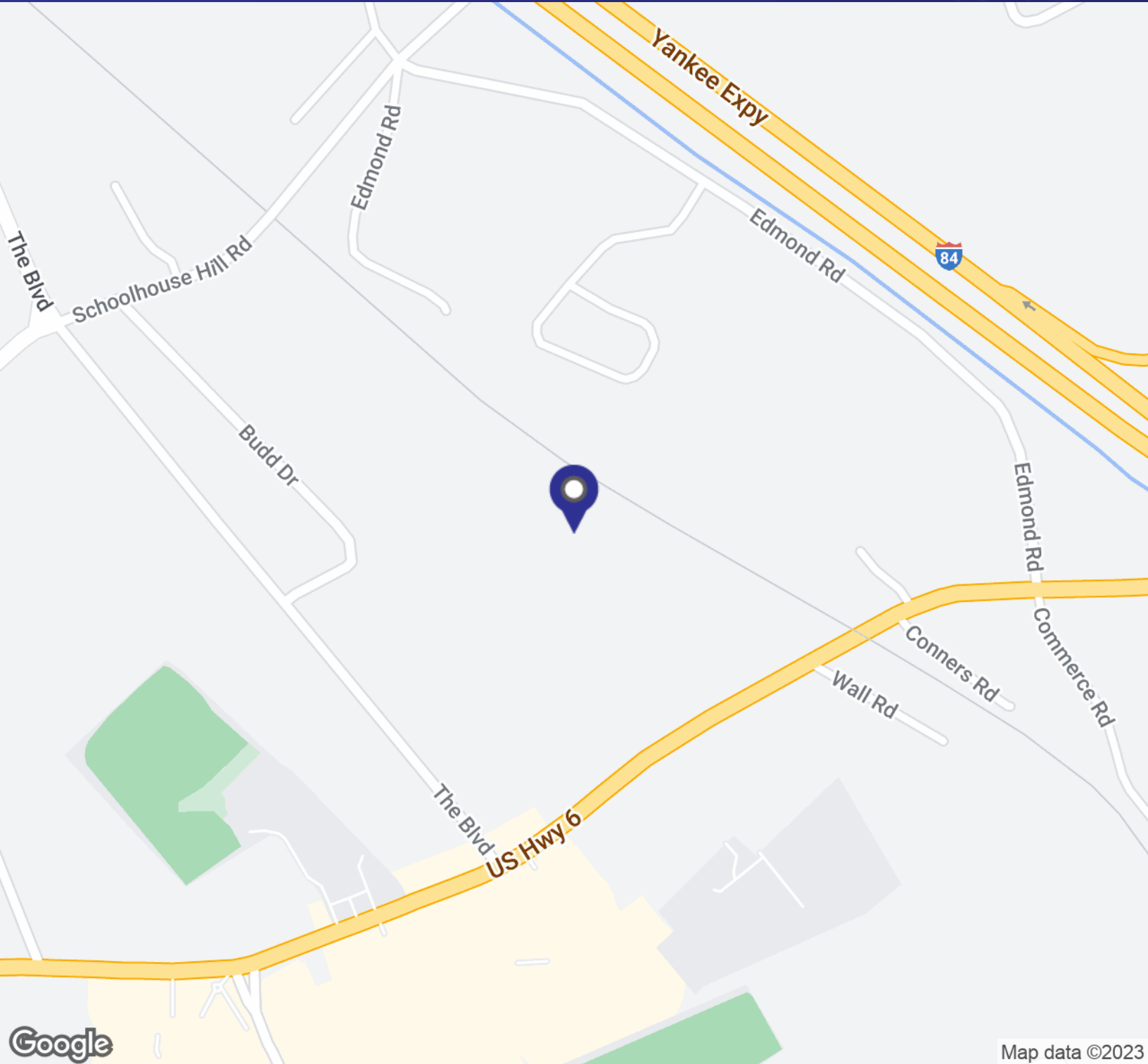
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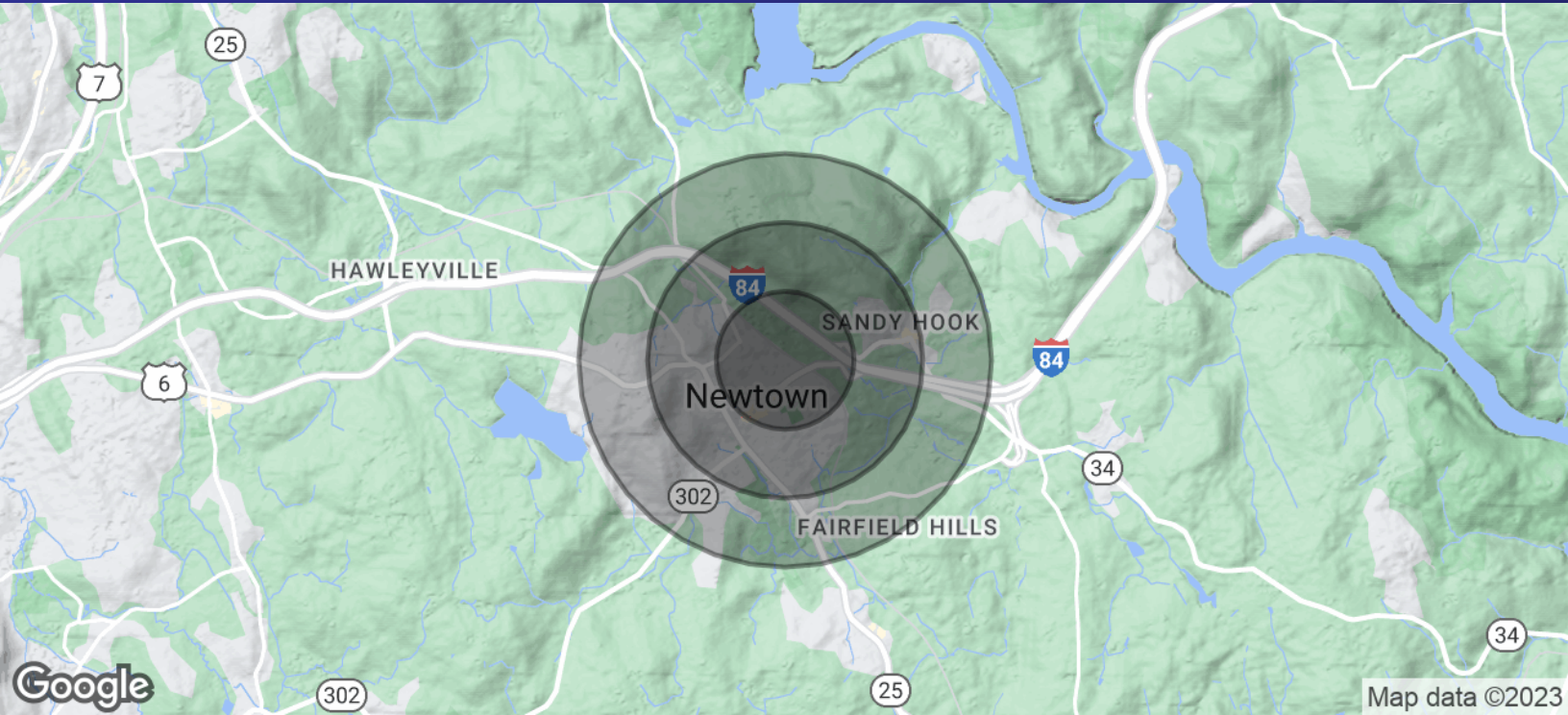
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	521	2,053	4,351
Average Age	50.4	48.7	47.8
Average Age (Male)	50.1	47.9	46.6
Average Age (Female)	50.1	49.1	48.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	221	862	1,815
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$134,757	\$137,389	\$135,579
Average House Value	\$399,971	\$386,388	\$380,489

\* Demographic data derived from 2020 ACS - US Census



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