

72 Camp Avenue, Stamford, CT 06907

Income-Producing Industrial Flex Building for Sale at \$5,595,000.00



Purchase an Income-Producing Industrial Flex Building in Stamford, CT, with Two Loading Docks. Located minutes to I-95 (Exit 9) and the Merritt Parkway (Exit 36), the property consists of a spacious 33,822 SF two-story industrial flex building on approximately one acre. The building is 67% occupied with 10,805 SF available with two loading docks. Tenants include Building Blocks Learning Center and Upper Deck Fitness.

Situated on the corner of Camp Avenue and Highview Avenue, the property extends to Cerretta Street and is easily accessible with multiple curb cuts. Located in the Springdale section of Stamford near the Darien border, the property is close to restaurants, banks, and the post office. It is steps away from the CTtransit Bus line and within walking distance to the Springdale Metro-North Train Station (0.6 miles).

The Site

Total Building Size:	33,822 SF
Land:	1.02 acres
Real Estate Taxes:	\$98,329.64 (2018)
Zoning:	Light Industrial (M-L)
Year Built:	1970 (Renovated in 2005)
Construction:	Steel & Masonry
Stories:	Two
Tenancy:	Multiple
Occupancy:	67%

Financial Information

2018 Projected NOI:	\$163,277.53
Cap Rate:	2.92%

Features

Parking:	57 Spaces
Ceiling Height:	10.6'
Loading:	Two Loading Docks
Amenities:	Elevator, 2 Kitchens, 4 Sets of Men's & Women's Restrooms plus Separate Men's & Women's Showers, Wet Sprinkler System, Exterior Security Monitors, Street Signage

Utilities

Water/Sewer:	City/City
Heating:	Gas
A/C:	Central
Power:	1600 amps

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

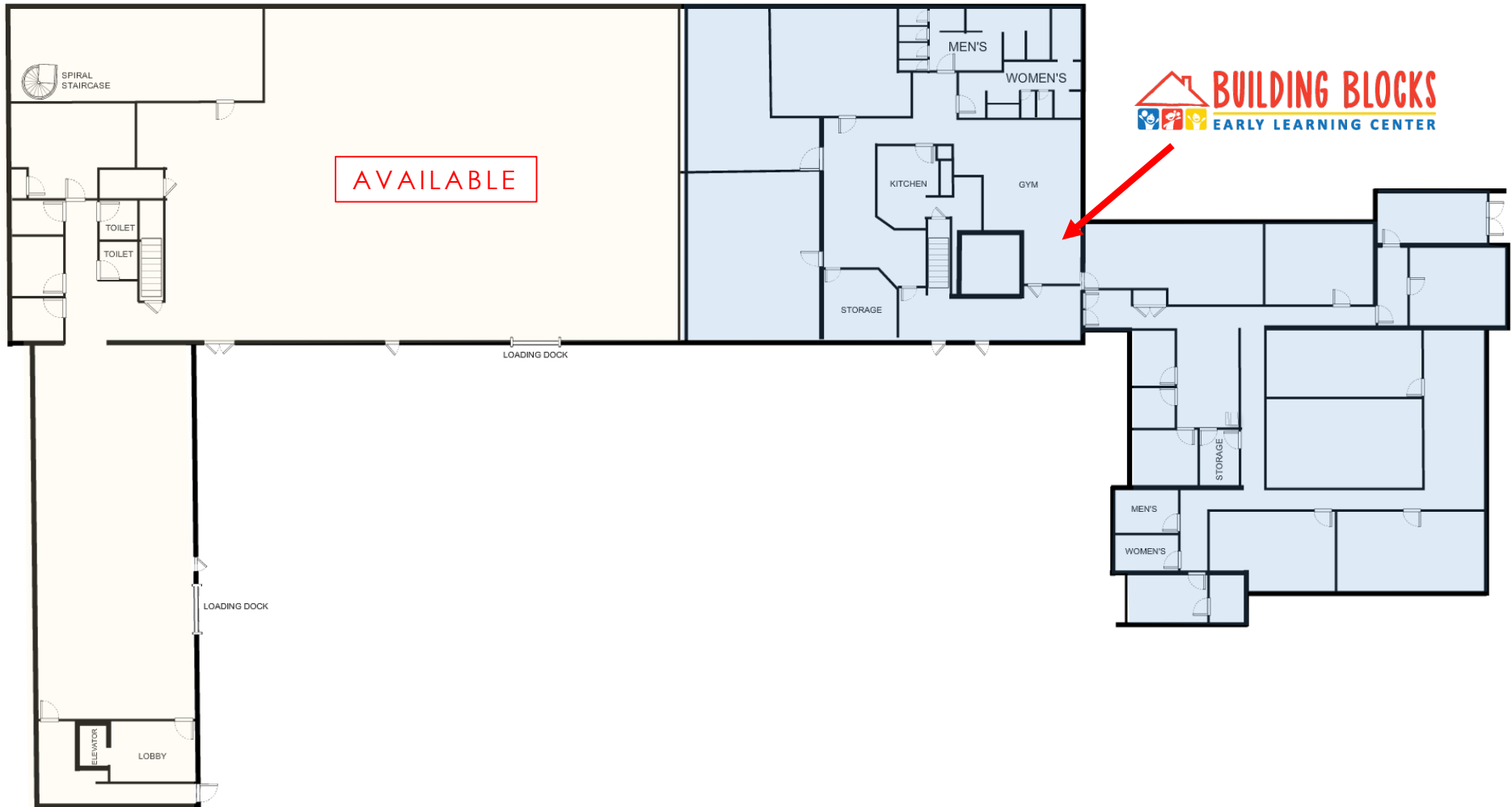


For Sale

Floor Plans – First Floor - NOT TO SCALE

72 Camp Avenue

Stamford, Connecticut 06907



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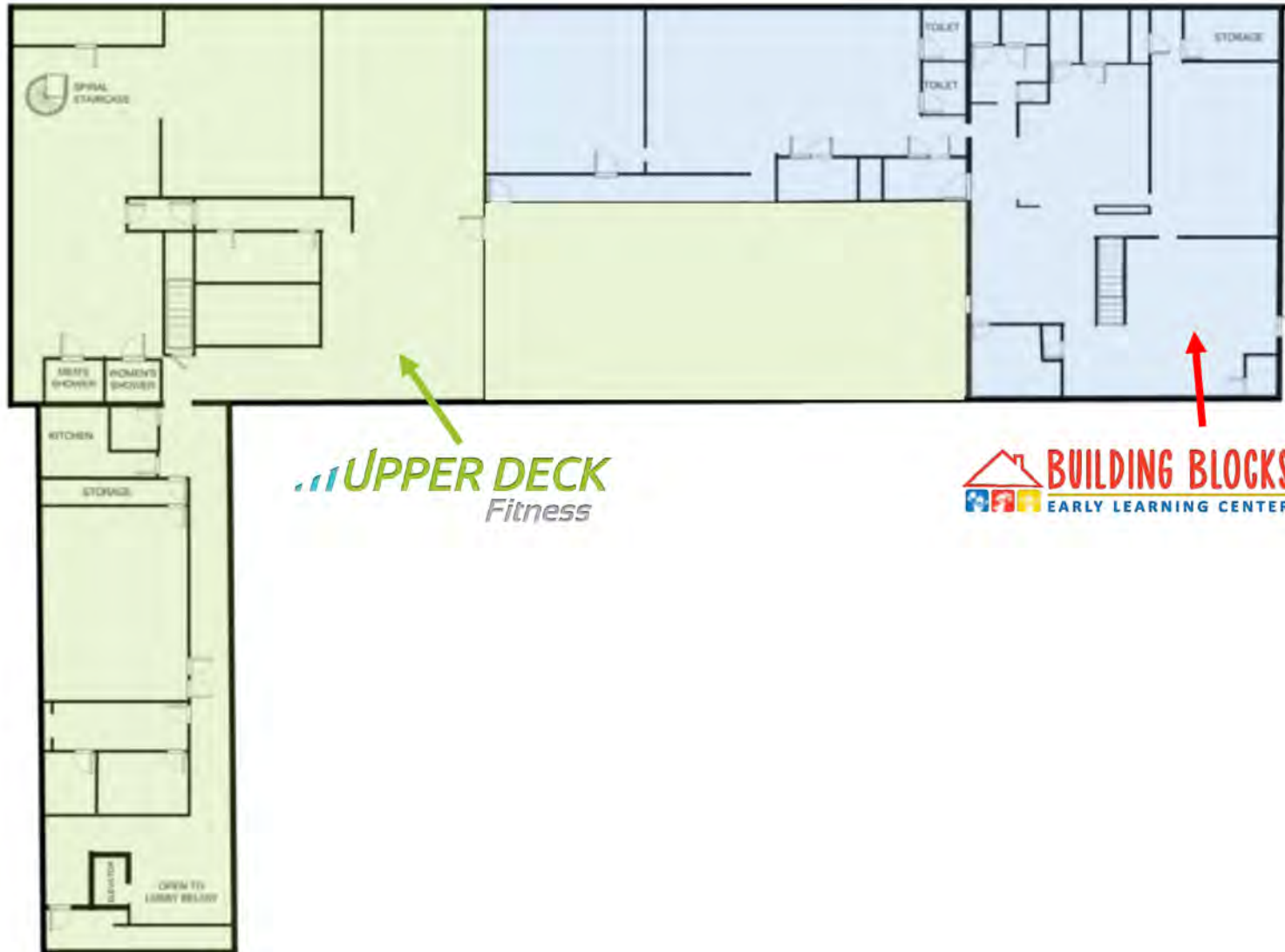
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For Sale

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CONFIDENTIALITY AGREEMENT

THE TRUSTED SOURCE FOR COMMERCIAL REAL ESTATE

Re: 72 Camp Avenue, Stamford, CT (herein "Property")

This will serve to confirm our agreement concerning certain material, data and information (herein "Evaluation Material") which the Owner will make available to us for study in connection with a possible purchase by us of the Property.

The Owner is prepared to furnish us with the Evaluation Material in connection with discussions and negotiations concerning a possible transaction involving the Property only on the conditions that we treat such Evaluation Material, discussions and negotiations, confidentially and confirm certain representations to you. Therefore as a prerequisite to The Owner furnishing the Evaluation Material to us, we hereby represent and agree as follows:

The Evaluation Material furnished to us will be used by us solely for evaluating a possible transaction exclusively for our own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, we agree to keep all Evaluation Material strictly confidential; provided, however, that any such Evaluation Material may be disclosed to our directors, officers or employees, as well as our counsel, accounting firms and financial institutions who need to know such information for the purpose of assisting us with our possible purchase of the Property. Such directors, officers, lawyers, financial institutions and accountants shall be informed by us to treat such information with strict confidence.

We agree not to copy or duplicate the Evaluation Material and to return the Evaluation Material to the Owner promptly if requested by owner. We agree that the Owner of the Property will have no adequate remedy at law if we violate any of the terms of this Agreement. In such event, the Owner will have the right in addition to any other right the Owner may have, to seek injunctive relief to restrain any breach or threatened breach by us or specific enforcement of such terms.

In addition, we agree that we will not disclose and we will direct our representatives who are given access to the Evaluation Material in accordance with the terms hereof, not to disclose to any person, the fact that the Evaluation Material in accordance with the terms hereof, not to disclose to any person, the fact that the Evaluation Material has been made available to us, that discussions or negotiations among us and the Owner are now taking place or will take place, or any of the terms, conditions or other facts with respect to the possible acquisition of the Property.

Although the Owner has endeavored to include in the Evaluation Material information which they believe to be relevant for the purpose of helping us in our evaluation of the Property for possible purchase, we understand and acknowledge that neither the Owner nor any of the respective affiliates or agents make any representation or warranty to us as to the accuracy or completeness of the Evaluation Material. We agree that the Owner, and their respective affiliates or agents shall not have any liability to us as a result of our use of the Evaluation Material and it is understood that we are expected to perform and are responsible for such due diligence investigations and inspections of the Property, including investigation of any environmental conditions, as we deem necessary or desirable and as permitted by agreement with the Owner of the Property.

We also represent that we have dealt with no other broker or agent other than Angel Commercial LLC in any discussions involving the Property.

We agree to indemnify, defend and hold, the Owner and their respective affiliates harmless from and against all claims, loss, damages expense or liability (including reasonable attorney's fees) arising from the breach of any of the terms of this Agreement by us or our Representatives.

Very truly yours,

By: _____
Name: _____
Title: _____
Company: _____
Address: _____
City,State, Zip _____

Phone: _____
Email: _____
Dated: _____

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.