

## OFFERING MEMORANDUM

# 980 STANLEY STREET

New Britain, Connecticut

ASKING PRICE

**\$1,250,000**

BUILDING SIZE

**7,490 SQFT**



## KEY PROPERTY NOTES

- Currently 100% occupied by single NNN tenant; tenant's lease can be terminated with 60 days notice from landlord.
- 7,490 SQFT warehouse with 2 oversized garage doors and advanced interior heating system.
- One garage door is oversized for height and width; second side garage door is oversized for width.
- Includes finished executive office, newly updated bathroom, storage room, and laundry room.
- High-tech surveillance camera security system, fire, carbon monoxide, and burglary alarm.
- High-strength steel construction framing, metal roof and siding, concrete walls, and bumper stoppers on all walls to protect vehicles.
- Built to take a beating and last with zero deferred maintenance.

## BUILDING AND TENANCY HIGHLIGHTS

- Newly installed high-end energy efficiency system to reduce occupants' electricity bill, including LED lights and efficient electric meters.
- Polished concrete floors with advanced drainage system built into warehouse floors.
- Newly renovated parking lot with metal gutters.
- Excellent street visibility with high daily vehicle traffic count for advertising exposure.
- Vacant land in back allows for storage expansion, solar installation, or expansion of outdoor common area for tenant.
- City water, city sewer, and city gas.
- Extremely low operating expenses for both tenant and property owner.
- High-grade insulation on walls and ceilings.
- Over 30 INTERIOR parking spaces for vehicles.

# PROPERTY DESCRIPTION

980 Stanley Street · New Britain, Connecticut

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This 7,490 SQFT warehouse is built to take a beating and last, featuring high-strength steel construction framing, a metal roof and metal siding, concrete walls, and bumper stoppers on all walls to protect vehicles — all with zero deferred maintenance. Access is provided by two oversized garage doors: one oversized for both height and width, and a second side door oversized for width. Inside, the property includes a finished executive office, a newly updated bathroom, a storage room, and a laundry room, along with over 30 interior parking spaces, polished concrete floors with an advanced built-in drainage system, an advanced interior heating system, and high-grade insulation on the walls and ceilings. Security is comprehensive, with a high-tech surveillance camera system and fire, carbon monoxide, and burglary alarms. A newly installed high-end energy efficiency system — including LED lighting and efficient electric meters — keeps occupant electricity bills and overall operating expenses extremely low for both tenant and owner. The property also offers a newly renovated parking lot with metal gutters, excellent street visibility with a high daily vehicle traffic count ideal for advertising exposure, and vacant land behind the building that allows for storage expansion, solar installation, or an expanded outdoor common area for tenants. Utilities include city water and city sewer plus city gas.

24/7 keyless key pad entry access on both doors. All new mechanicals.

An aerial photograph of a property. In the center is a large, single-story building with a grey metal roof and brick walls. To the left of the building is a paved parking lot with several white parking lines and a few cars parked. To the right of the building is a grassy area. In the background, there is a playground with colorful equipment and a blue building. A road with yellow double lines runs along the right side of the property. A stop sign is visible at the intersection of the road and the parking lot.

EXCELLENT FOR  
OWNER OCCUPANT  
& INVESTORS SEEKING LOW  
MAINTENANCE INCOME  
PROPERTY

# PROPERTY HIGHLIGHTS

980 Stanley Street · New Britain, CT

## 7,490 SQFT Warehouse

Newly renovated with advanced interior heating system and high-grade insulation throughout walls and ceilings.

## Two Oversized Garage Doors

Front door: 12'H × 14'W. Side door: 8'H × 20'W — ideal for large vehicles and equipment.

## Executive Office Suite

Finished executive office, updated bathroom, storage room, and laundry room included.

## Security & Safety

High-tech surveillance cameras, fire alarm, carbon monoxide detection, and burglary alarm system.

## Vehicle Storage Capacity

Interior space for 30+ vehicles. Parking lot accommodates 31 cars plus trailer overflow.

## Low Operating Costs

LED lighting, efficient electric meters, and NNN lease structure minimize landlord expenses.

## Steel Construction

High-strength steel framing, metal roof, metal siding, concrete walls with bumper stoppers.

## Expansion Potential

Vacant rear land suitable for storage expansion, solar installation, or outdoor common area.

# PROPERTY SPECIFICATIONS

980 Stanley Street · New Britain, CT

|                   |                                     |
|-------------------|-------------------------------------|
| Property Address  | 980 Stanley Street, New Britain, CT |
| Property Type     | Industrial / Warehouse              |
| Year Built        | 1983                                |
| Total Size        | 7,490 SQFT                          |
| Land Size         | 1.03 Acres                          |
| Zoning            | B-3 Secondary Business              |
| Construction      | Steel Frame, Metal Roof & Siding    |
| Wall Height       | 16 ft                               |
| Garage Door 1     | 12'H × 14'W (Front, Oversized H&W)  |
| Garage Door 2     | 8'H × 20'W (Side, Oversized Width)  |
| Interior Capacity | 30+ vehicles                        |
| Parking           | 31 spaces + trailer overflow        |
| Utilities         | City Water · City Sewer · City Gas  |
| Tenant Pays       | All Utilities (NNN Lease)           |

## PROPERTY DETAILS

|           |            |
|-----------|------------|
| PARCEL ID | 1518       |
| ACCOUNT # | 81300980   |
| MAP BOOK  | B7B/176//  |
| LAND SIZE | 1.03 Acres |

- Illuminating outdoor sign
- Fan fume evacuation system
- Rebuilt from ground up in 2002
- Roof is load rated

# INTERIOR PHOTOS

980 Stanley Street · New Britain, CT



**7,490 SQFT of Industrial Commercial Real Estate**  
High strength steel construction framing, metal roof and metal siding,  
Concrete walls and bumper stoppers on all walls to protect vehicles



**Finished Executive Office**



**Newly Updated Bathroom**

# INTERIOR PHOTOS

980 Stanley Street · New Britain, CT



7,490 SQFT of Industrial Commercial Real Estate

Polished Concrete floors with advanced drainage system built into warehouse floors



Laundry Room



Storage Room

# INTERIOR PHOTOS

980 Stanley Street · New Britain, CT



**1st Oversized Garage Door  
(Oversized Height and Width):  
12' H x 14' W**



**2nd Oversized Garage Door  
(Oversized for Width: 8' H x  
20' W)**

# FINANCIAL SUMMARY

980 Stanley Street · New Britain, CT

|              |               |                       |              |            |            |
|--------------|---------------|-----------------------|--------------|------------|------------|
| ASKING PRICE | BUILDING SIZE | CURRENT TENANT INCOME | PROPERTY TAX | INSURANCE  | LEASE TYPE |
| \$1,250,000  | 7,490 SQFT    | \$95,909/yr           | \$11,752/yr  | \$5,512/yr | NNN        |

## INCOME BREAKDOWN

| INCOME SOURCE                 | ANNUAL     |
|-------------------------------|------------|
| Base Rent (Current Tenant)    | \$78,645   |
| Annual NNN/CAM Reimbursement  | \$17,264   |
| Total Current Tenant Payments | \$95,909   |
| Less Property Tax + Insurance | (\$17,264) |
| Net Income - Current          | \$78,645   |

TENANT PAYS DIRECTLY

- Tenant pays for Water & Sewer, City Gas, and Dumpster directly.
- Tenant pays for Lawn Mowing and Snow Plowing directly.

## PRO-FORMA INCOME POTENTIAL

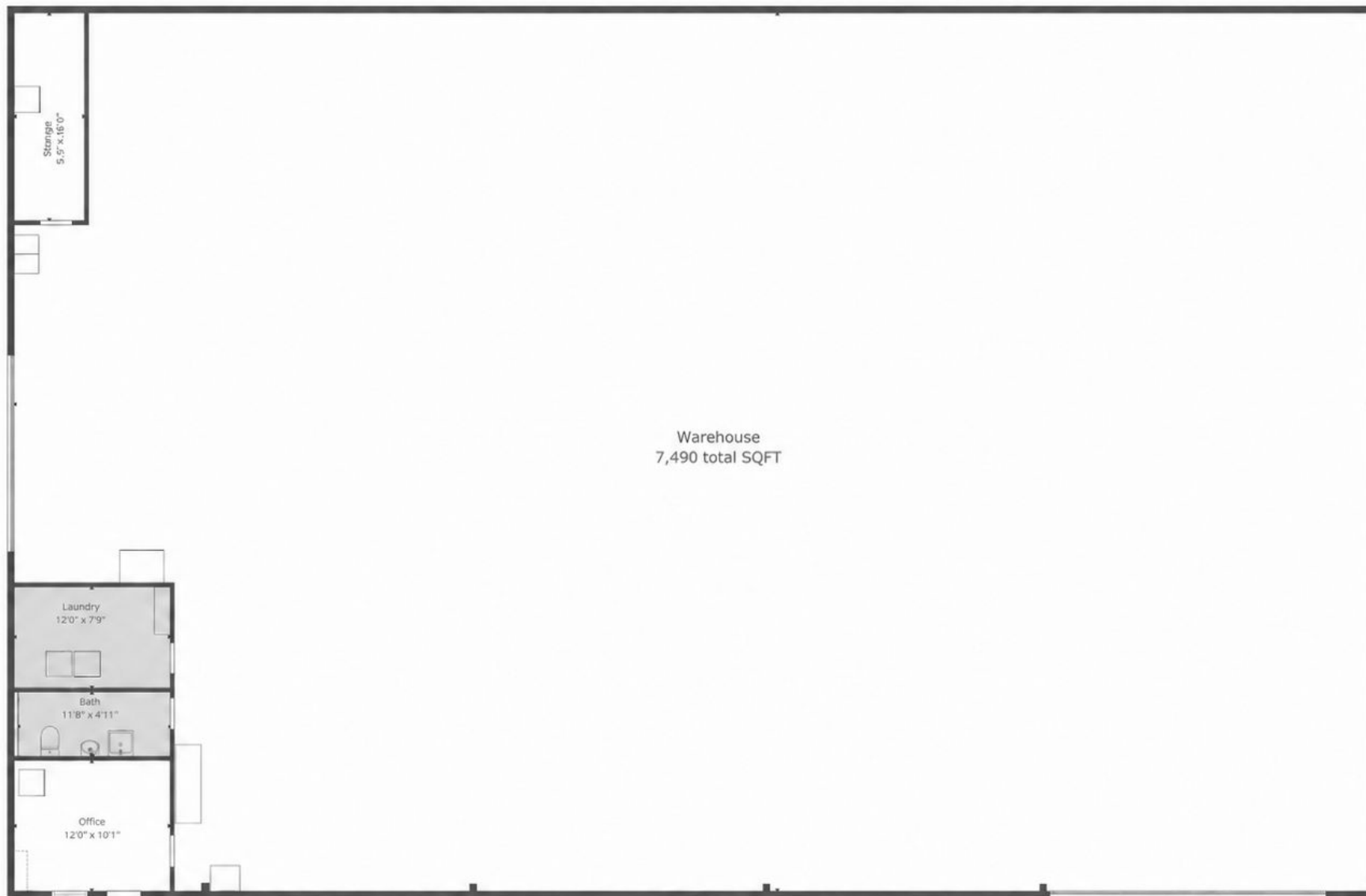
| INCOME SOURCE                 | ANNUAL     |
|-------------------------------|------------|
| New Tenant @ \$17/SQFT NNN    | \$127,330  |
| Cell Phone Substation         | \$33,000   |
| Solar Panels (200kW)          | \$72,000*  |
| UPS/FedEx Dropbox             | \$1,000    |
| Clothing Bin                  | \$5,400    |
| Parking Lot Rental            | \$4,800    |
| Billboard                     | \$4,200    |
| Gross Income Pro Forma        | \$247,730  |
| Less Property Tax + Insurance | (\$17,264) |
| Net Income Pro Forma          | \$230,466  |

Calculations: Base rent \$6,553.75 x 12 = \$78,645; total tenant payments \$7,992.42 x 12 = \$95,909; annual NNN/CAM = \$17,264.

Current income includes only the current tenant base rent and NNN/CAM reimbursement. Other revenue streams are shown as pro-forma income potential.

Pro forma gross income = \$127,330 + \$33,000 + \$72,000 + \$1,000 + \$5,400 + \$4,800 + \$4,200 = \$247,730.

\* Solar income based on CT average of 4.0-4.2 peak sun hours/day. 200kW x 4.1hrs x 365 days ~= 300,000 kWh/year net metered.



**TOTAL 7,490 SQFT**



# EXPANSION & INCOME OPPORTUNITIES

Additional Revenue Streams & Value-Add Potential

## Solar Installation

**\$72,000/yr**

10,000-13,000 SQFT available between roof and rear grass area. CT averages 4.0-4.2 peak sun hours/day. 200kW system produces ~300,000 kWh/year via net metering.

## Cell Tower Substation

**\$33,000/yr**

Cell phone carrier substation installation on the property - passive income with minimal intrusion on operations.

## Parking Lot Rental

**\$4,800/yr**

31 parking spaces plus extra room in the front and rear lots can be rented separately for vehicles, trailers, and heavy equipment.

## Billboard Advertising

**\$4,200/yr**

High street visibility with 12,300 VPD makes on-site billboard highly attractive to regional advertisers.

## UPS/FedEx Dropbox

**\$1,000/yr**

Two dropboxes (\$500 each) installed on property - simple passive income with no management required.

## Clothing Donation Bin

**\$5,400/yr**

Clothing bin generates \$450/month in passive income while providing community service — no operations needed.

Pro-Forma Total Income Potential (with Solar + New Tenant @ \$17/SQFT):

**\$247,730+/yr**

- Extra Room for Outdoor Storage or Expansion. Various Opportunities to Boost Property Income
- 10,000 - 13,000 SQFT of space between the rear grass area and roof for solar panels.
- Solar Panels can be placed both in the rear grassy area and on the roof for additional income. A Cell Phone Tower Sub Station can be built in the rear of the property for additional income.



# HUGE SOLAR PANEL VALUE-ADD OPPORTUNITY

980 Stanley Street · New Britain, Connecticut · Vacant rear land



# HUGE CELL TOWER VALUE-ADD OPPORTUNITY

980 Stanley Street · New Britain, Connecticut · Vacant rear land

## PROJECTED PASSIVE INCOME

**\$33,000** /year

Carrier ground-lease on vacant rear lot — minimal footprint, zero impact on warehouse operations.

## WHY IT ADDS VALUE

- Long-term, recession-resistant lease income
- Carrier handles install, power & maintenance
- Uses otherwise-idle rear land
- Boosts overall cap rate & NOI
- Coverage demand along 12,300-VPD corridor

Conceptual rendering for illustration

# LOCATION & MARKET OVERVIEW

980 Stanley Street · New Britain, Connecticut

## HIGHWAY ACCESS

2-minute drive to Route 9 on-ramp connecting I-95 to I-84, providing exceptional regional distribution access.

## TRAFFIC COUNT

12,300 vehicles per day (CT DOT 2024) — outstanding advertising and customer visibility on Stanley Street.

## HARTFORD COUNTY

Industrial demand is skyrocketing in Hartford County, CT. Limited supply of quality warehouse space drives premium rents.

## NNN LEASE

Current tenant is on a triple-net (NNN) lease — zero landlord responsibilities, zero landlord liability.

\$1,250,000

Asking Price

7,490 SQFT

Building Area

1.03 ACRES

Total Land

30+

Indoor Vehicle Spaces

12,300

Vehicles/Day

NNN

Lease Structure

EXCLUSIVE OFFERING

# 980 Stanley Street

New Britain, Connecticut

- 7,490 SQFT Industrial Warehouse
- NNN Lease — Zero Landlord Obligations
- Interior Capacity for 30+ Vehicles
- 2 Minutes to Route 9 / I-95 / I-84
- 12,300 VPD — Premium Visibility
- Expansion, Solar & Cell Tower Ready

**ASKING PRICE: \$1,250,000**

## CONTACT

**Zach Pranger**

Group Realty LLC

Direct: (203) 751-1390

## PROPERTY DETAILS

|           |            |
|-----------|------------|
| Parcel ID | 1518       |
| Account # | 81300980   |
| Map Book  | B7B/176//  |
| Land Area | 1.03 Acres |

This Offering Memorandum contains information obtained from sources believed reliable. Buyers should conduct independent due diligence.

980 STANLEY ST

|                    |                |                |                                        |
|--------------------|----------------|----------------|----------------------------------------|
| Location           | 980 STANLEY ST | Mblu           | B7B/ 176/ / /                          |
| Acct#              | 81300980       | Owner          | NINE HUNDRED EIGHTY STANLEY STREET LLC |
| Total Market Value | \$299,950      | Appraisal      | \$428,500                              |
| PID                | 1518           | Building Count | 1                                      |

Current Value

| Appraisal      |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2022           | \$356,300    | \$72,200 | \$428,500 |
| Assessment     |              |          |           |
| Valuation Year | Improvements | Land     | Total     |
| 2022           | \$249,410    | \$50,540 | \$299,950 |

Owner of Record

|          |                                        |             |            |
|----------|----------------------------------------|-------------|------------|
| Owner    | NINE HUNDRED EIGHTY STANLEY STREET LLC | Sale Price  | \$0        |
| Co-Owner |                                        | Certificate |            |
| Address  | 116 BEACH AVE<br>MILFORD , CT 06460    | Book & Page | 2070/607   |
|          |                                        | Sale Date   | 12/17/2020 |

Ownership History

| Ownership History                      |            |             |             |            |
|----------------------------------------|------------|-------------|-------------|------------|
| Owner                                  | Sale Price | Certificate | Book & Page | Sale Date  |
| NINE HUNDRED EIGHTY STANLEY STREET LLC | \$0        |             | 2070/607    | 12/17/2020 |
| LEVINE ROBERT                          | \$150,000  |             | 1239/0512   | 01/17/1997 |
| LARSON JOHN E                          | \$0        |             | 0784/0611   | 05/03/1983 |
|                                        | \$0        |             | 0705/0977   | 06/09/1974 |
| CITY OF NEW BRITAIN                    | \$0        |             | 0694/0274   | 03/22/1973 |
| ELLA LOUISE HAGOOD                     | \$0        |             | 0665/0108   | 10/19/1970 |
| WALTER MCCARY + ELLA L HAGOOD          | \$0        |             | 0388/0063   | 09/10/1954 |
| EDWARD WELLINS                         | \$0        |             | 0278/0048   | 01/12/1940 |

Building Information

Building 1 : Section 1

|                        |           |
|------------------------|-----------|
| Year Built:            | 1983      |
| Living Area:           | 7,490     |
| Replacement Cost:      | \$412,557 |
| Building Percent Good: | 80        |
| Replacement Cost       |           |
| Less Depreciation:     | \$330,000 |
| Building Attributes    |           |

| Field            | Description     |
|------------------|-----------------|
| Style:           | Warehouse       |
| Model            | Ind/Comm        |
| Grade            | B+              |
| Stories:         | 1               |
| Occupancy        | 1.00            |
| Exterior Wall 1  | Pre-Fin Metal   |
| Exterior Wall 2  | Block/Concrete  |
| Roof Structure   | Gable           |
| Roof Cover       | Metal/Tin       |
| Interior Wall 1  | Minimum/Masonry |
| Interior Wall 2  |                 |
| Interior Floor 1 | Finished Concr  |
|                  |                 |
|                  | Yes             |
|                  | None            |
|                  | Comm Whse       |
|                  |                 |
|                  | 00              |
|                  | 0               |
|                  |                 |
|                  |                 |
|                  | 3170            |
| Heat/AC          | Unit Heat       |
| Frame Type       | Steel           |
| Bath/Plumbing    | Average         |
| Ceiling/Wall     | Ceil & Min WL   |
| Rooms/Pitra      | Average         |
| Wall Height      | 18.00           |
| % Comm Wall      |                 |

Building Photo



<https://images.ctfassets.net/4w4t1192/1PQ1...>

Building Layout



[/ParcelSketch.aspx?pid=1518&pid=2071](#)

| Building Sub-Areas (sq ft) |             |            | Legend      |
|----------------------------|-------------|------------|-------------|
| Code                       | Description | Gross Area | Living Area |
| BAS                        | First Floor | 7,490      | 7,490       |
|                            |             | 7,490      | 7,490       |

Extra Features

| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

Land

| Land Use               |           | Land Line Valuation |          |
|------------------------|-----------|---------------------|----------|
| Use Code               | 3160      | Size (Acres)        | 1.03     |
| Description            | Comm Whse | Depth               |          |
| Zone                   | B1        | Total Market Land   | \$50,540 |
| Neighborhood           | 105G      | Appraised Value     | \$72,200 |
| Alt Land Appr Category | No        |                     |          |

Outbuildings

| Outbuildings |             |          |                 |      |       | Legend |
|--------------|-------------|----------|-----------------|------|-------|--------|
| Code         | Description | Sub Code | Sub Description | Size | Value | Bldg # |

# PROPERTY CARD

|     |                |  |  |               |          |   |
|-----|----------------|--|--|---------------|----------|---|
| PW1 | Paving Asphalt |  |  | 14800.00 S.F. | \$26,300 | 1 |
|-----|----------------|--|--|---------------|----------|---|

## Valuation History

| Appraisal      |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2025           | \$356,300    | \$72,200 | \$428,500 |
| 2024           | \$356,300    | \$72,200 | \$428,500 |
| 2023           | \$356,300    | \$72,200 | \$428,500 |

| Assessment     |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2025           | \$249,410    | \$50,540 | \$299,950 |
| 2024           | \$249,410    | \$50,540 | \$299,950 |
| 2023           | \$249,410    | \$50,540 | \$299,950 |

## EXCLUSIVELY LISTED BY:

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# LEGAL DISCLAIMER

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase and/or leasing of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented as is without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers and/or lessees. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.