

21,495 SF OFFICE BUILDING WITH HIGH OCCUPANCY
Great opportunity for an owner/user

FOR SALE \$2,300,000

40 COLD SPRING ROAD
ROCKY HILL, CT



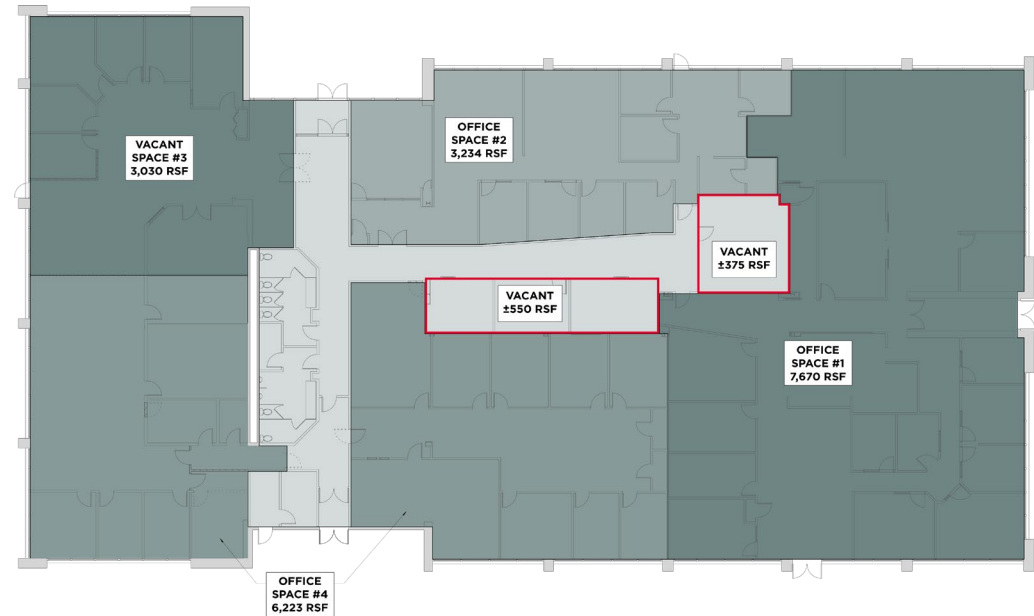
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Property Features

40 Cold Spring Road is a 1-story flexible office building in a great location directly on I-91. With 3 existing tenants, and a strong history of full occupancy, the property has positive cashflow offering solid returns for an investor. There is also a rare opportunity for a buyer to purchase the building for their own use due to a new vacancy — pay yourself rent and have the other tenants in the building provide a predictable return.

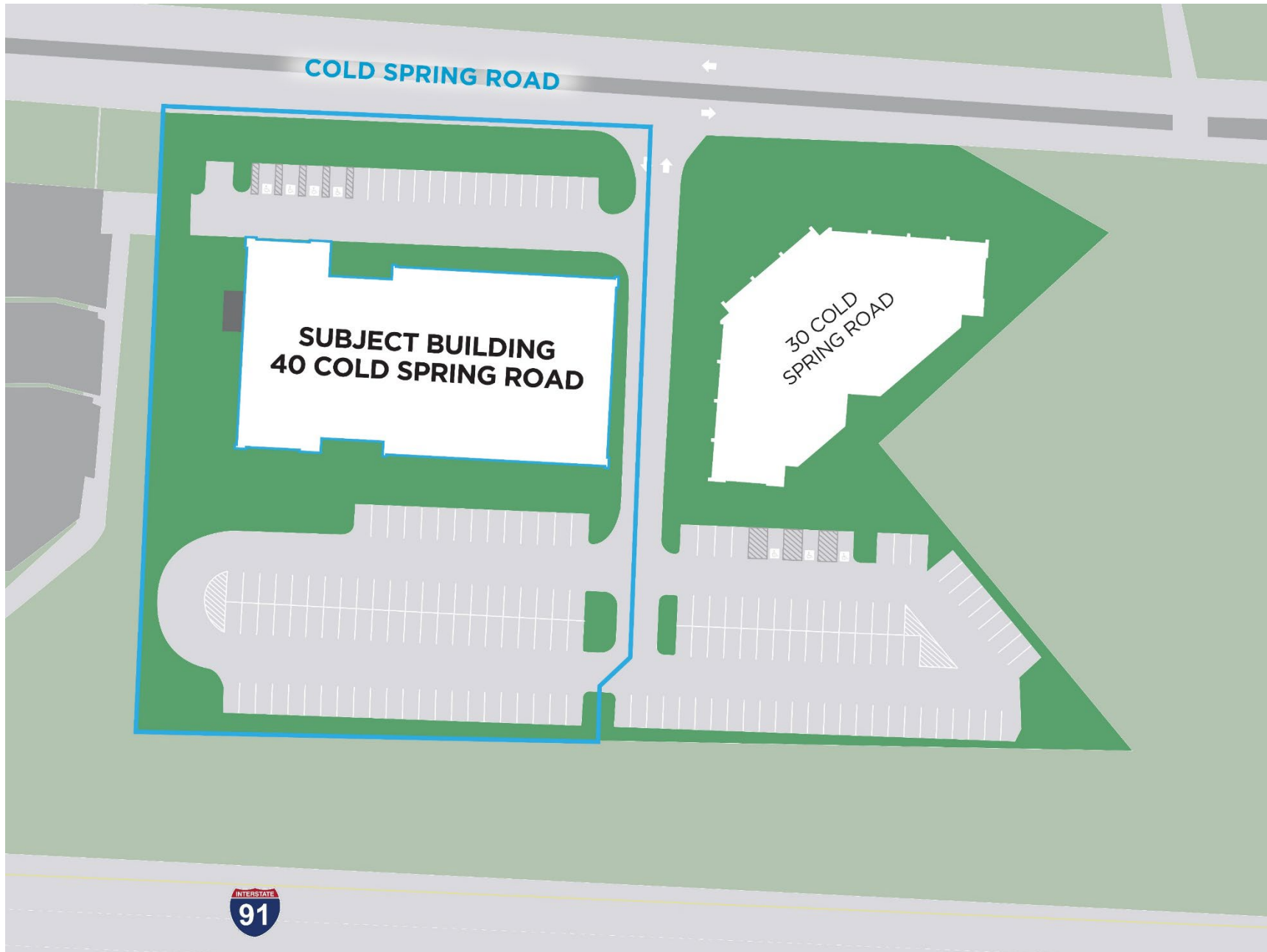
Price:	\$2.3 million (\$107/SF)
Current NOI:	\$144,000
Leased:	80%
Lease Expirations:	Staggered among 3 existing tenants
Parking Ratio:	4.6 per 1,000 (100 total spaces)
Building Size:	21,495 SF
Year Built:	1982
Lot Size:	2.14 acres
Taxes:	\$54,000



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SITE PLAN





**40 Cold Spring Road
Rocky Hill, CT**

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