

FOR SALE OR LEASE | 23,875± SF OFFICE / INDUSTRIAL BUILDING

18' CLEAR HEIGHT | 1 LOADING DOCK | 1 DRIVE-IN DOOR | EXPANDABLE

OFFERING MEMORANDUM | 713 GEORGE WASHINGTON TURNPIKE, BURLINGTON, CONNECTICUT

SALE PRICE: \$1,200,000 | LEASE RATE: \$5.50/SF NNN



*Ranked in Top 50
Commercial Firms in U.S.*



SALE PRICE: \$1,200,000

LEASE RATE: \$5.50/SF NNN

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While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.





Executive Summary

713 George Washington Tpke, Burlington, CT 06013

O,R&L Commercial is pleased to submit for your consideration the following Offering Memorandum for a 23,875± SF Industrial Building located at 713 George Washington Turnpike, in the town of Burlington, Connecticut.

Highlights

- 23,875± SF Industrial Building
- 10,940± SF additional mezzanine space
- Pre-engineered steel and built in 1998
- 6.24± acres
- Industrial Zone (I-1)
- 1 loading dock (8' w x 9' h)
- 1 drive-in door (12' w x 14' h)
- 18' clear height
- 41 x 25 column spacing
- 600 Amp, 3 phase
- 30± parking spaces, (expansion possible)
- Less than ½ mile off Rt. 4

Executive Summary

713 George Washington Turnpike, Burlington, CT 06013

The building is comprised of a 23,875 SF pre-engineered steel building, with 5,762 SF of office space on the 1st floor. There is approximately 11,000 SF of mezzanine office/storage. The building is serviced by both a large drive-in door and a loading dock. The parking lot has 26 parking spaces which is expandable. The building is also expandable with approvals in place for a 32,400± SF 2 story addition. The building is well maintained and has high quality office finishes.

The building is best suited for a light manufacturing. The building has numerous electrical and compressed air drops in the manufacturing area which could be a benefit to many manufacturers. The first floor of the building is 23,875 SF and is divided into 5,762 SF of good quality office space and 18,113 SF of open manufacturing/storage space with 18' clear height and 41' x 25' column spacing. The 10,940 SF mezzanine contains 2,230 SF of addition office space and the rest is currently used as storage. The office area has central air, heat is forced air with propane gas and the building has heavy power.

The property is located just off of Route 4, in the picturesque town of Burlington, CT. The 6.42 acres site sits next to the Burlington Post Office and Burlington Fire Department in the center of town. The building is set back off the road but there is a monument sign on the street. The property is located in the I-1 Industrial zone. The property has a septic system and a well, but city water is available in the street.

Property Overview

Property Description

BUILDING DESCRIPTION

GROSS BUILDING AREA	23,875± SF
AVAILABLE AREA	23,875± SF
NUMBER OF FLOORS	1 plus mezzanine
CEILING HEIGHT	18'
DOCKS/DRIVE-IN DOORS	1 loading dock (8' w x 9' h) 1 drive-in door (12' w x 14' h)
COLUMN SPACING	41' w x 25' d
CONSTRUCTION	Pre-finished metal
ROOF TYPE	Gable
YEAR BUILT	1998

MECHANICAL INFORMATION

AIR CONDITIONING	Central
TYPE OF HEAT	Forced air, Gas
SPRINKLERED	No
ELECTRIC SERVICE	600 amp, 3 phase

SPACE BREAKDOWN

OFFICE AREA	5,762± SF plus 2,230± SF mezzanine
INDUSTRIAL AREA	18,113± SF plus 8,710± SF mezzanine

ADDITIONAL INFORMATION

ZONING	Special use permit: indoor gun shooting range, self-defense training center
COMMENTS	Approvals are in place for additional 32,400 SF 2-story addition, high quality offices
DIRECTIONS / LOCATION	I-84 W to Exit 39. Follow Rt. 4 into Burlington and take left on Covey Rd to the end and then take left on George Washington Tpke. The property is 200 yards on right, just past Burlington Post Office.

SITE DESCRIPTION

SITE AREA	6.24 acres
ZONING	I-1
PARKING	26± spaces (can be expanded)
SIGNAGE	Monument Sign at Road
FRONTAGE	373'8"
LOCAL ACCESS	Less than ½ from Rt. 4
HIGHWAY ACCESS	I-84
TRAFFIC COUNT	11,643 ADT on Rt. 4 intersection 4,247 ADT on George Washington Tpke

UTILITIES

WATER	Well, City Water is available in the Street
SEWER	Septic system
GAS	Propane

TAXES

ASSESSMENT	\$890,750
MILL RATE	33.30
TAXES	\$29,661.98



Property Overview

Property Photos

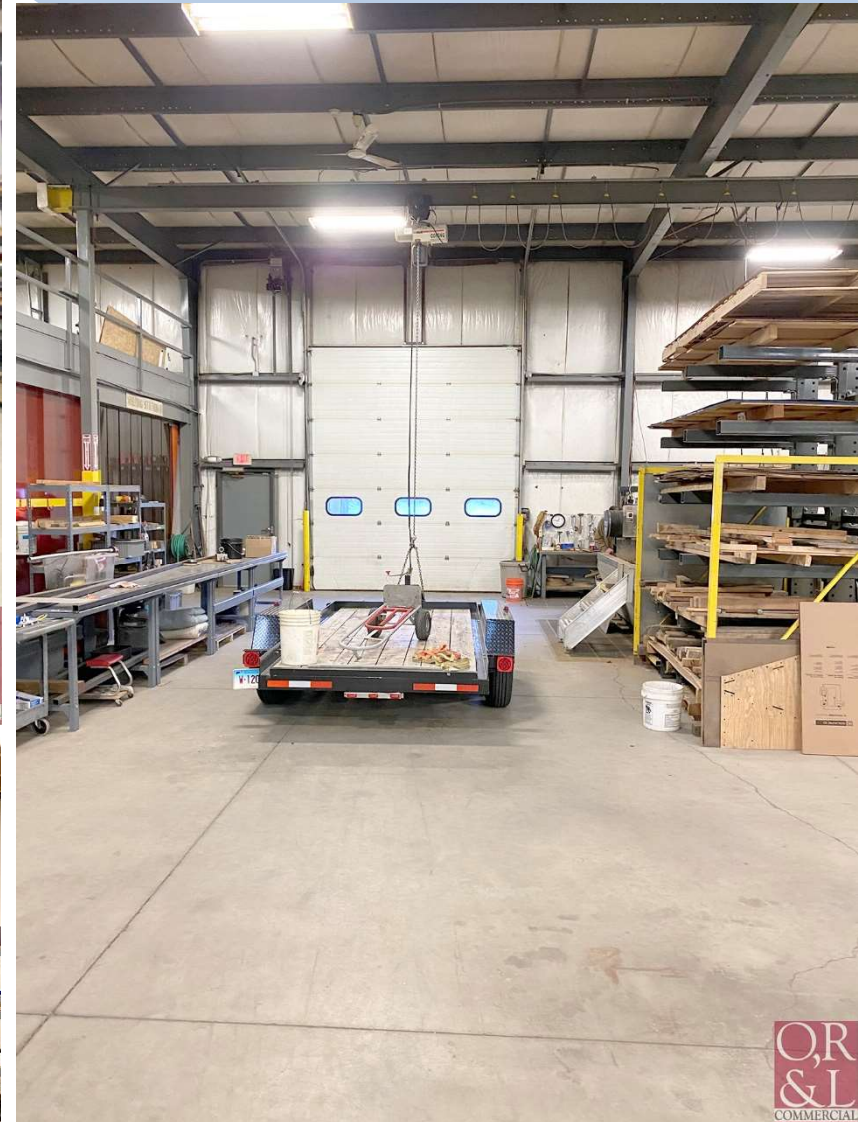


Property Overview

Property Photos



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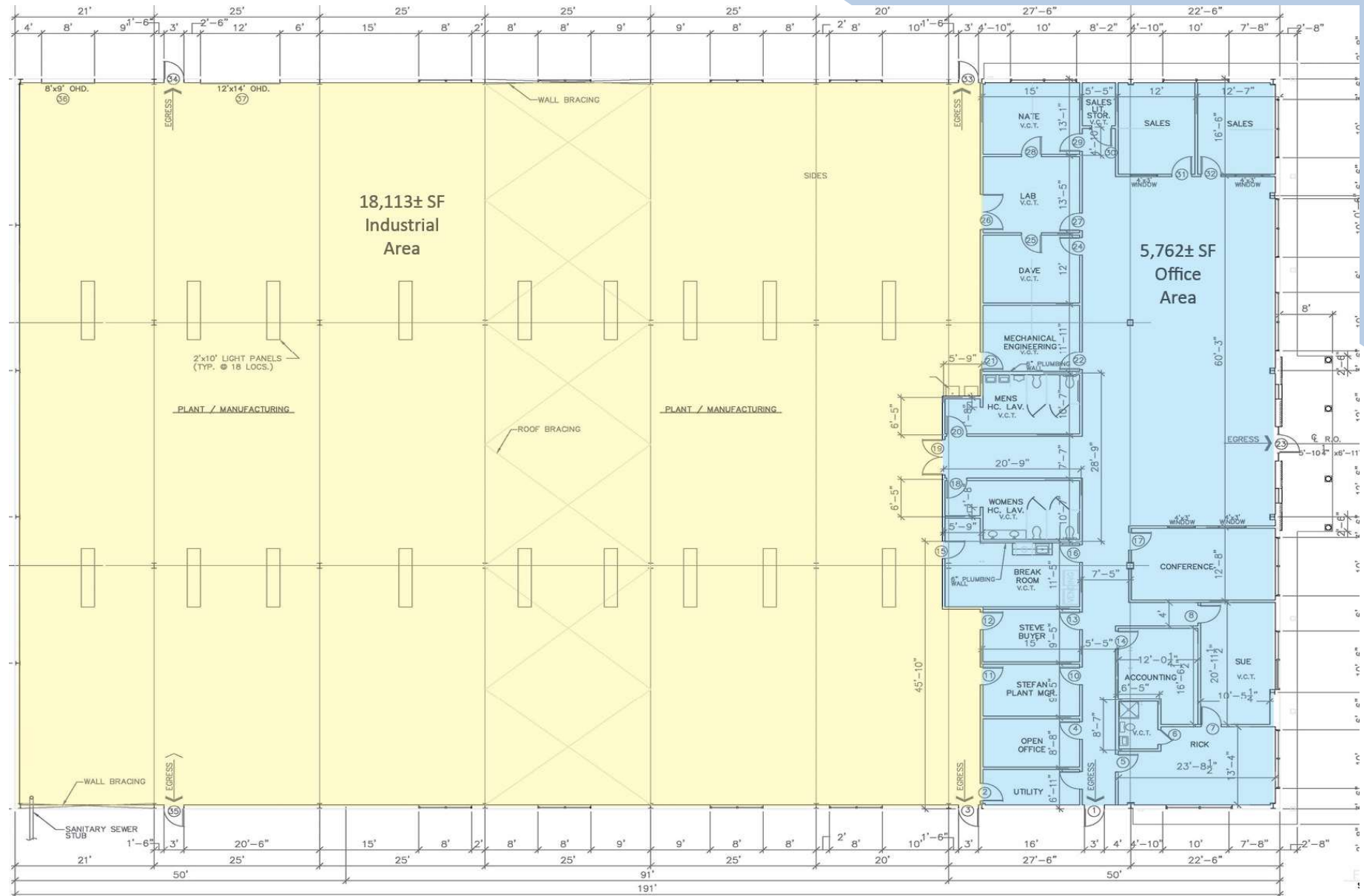
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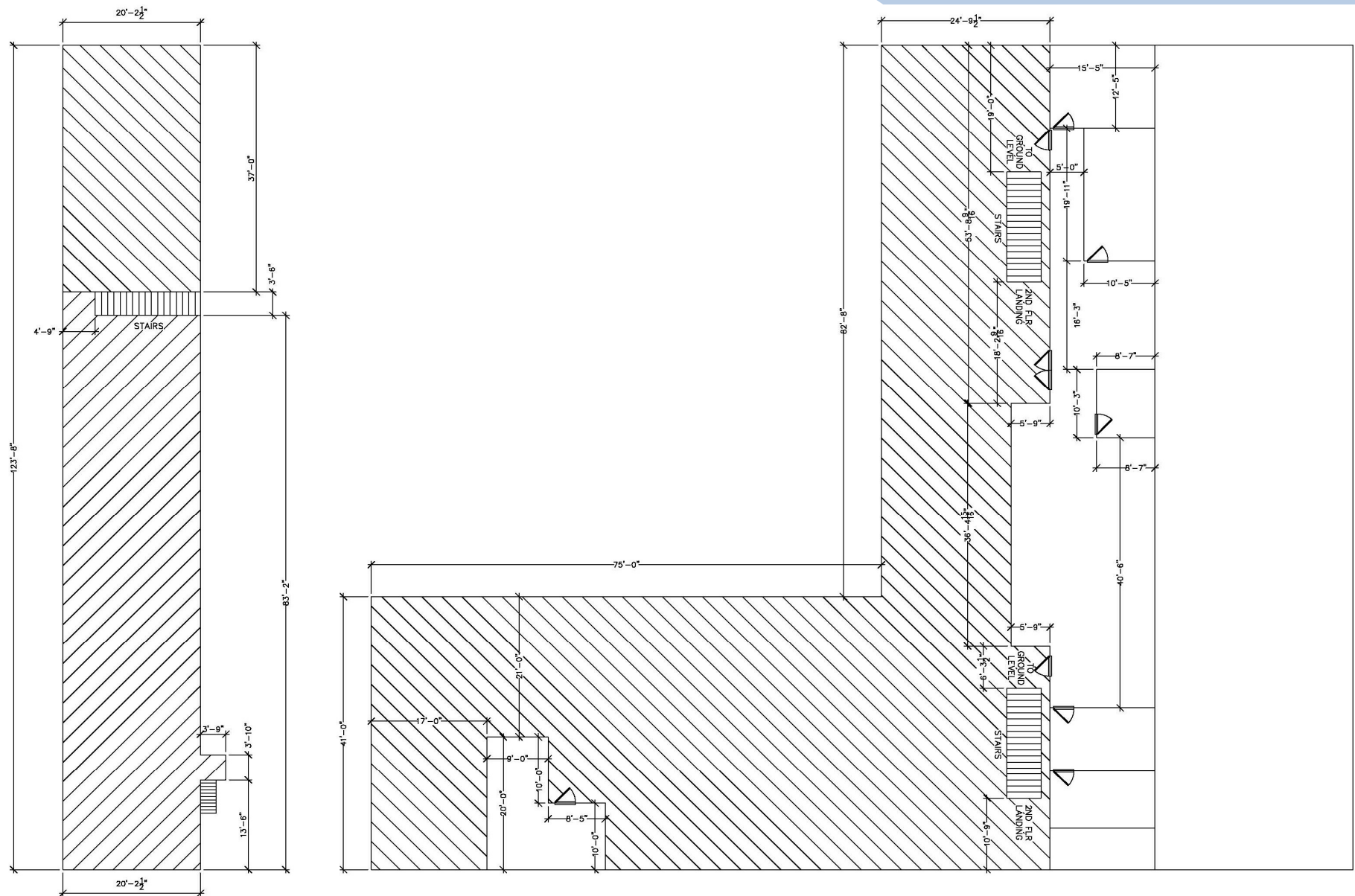
Property Overview

Floor Plan and Layout



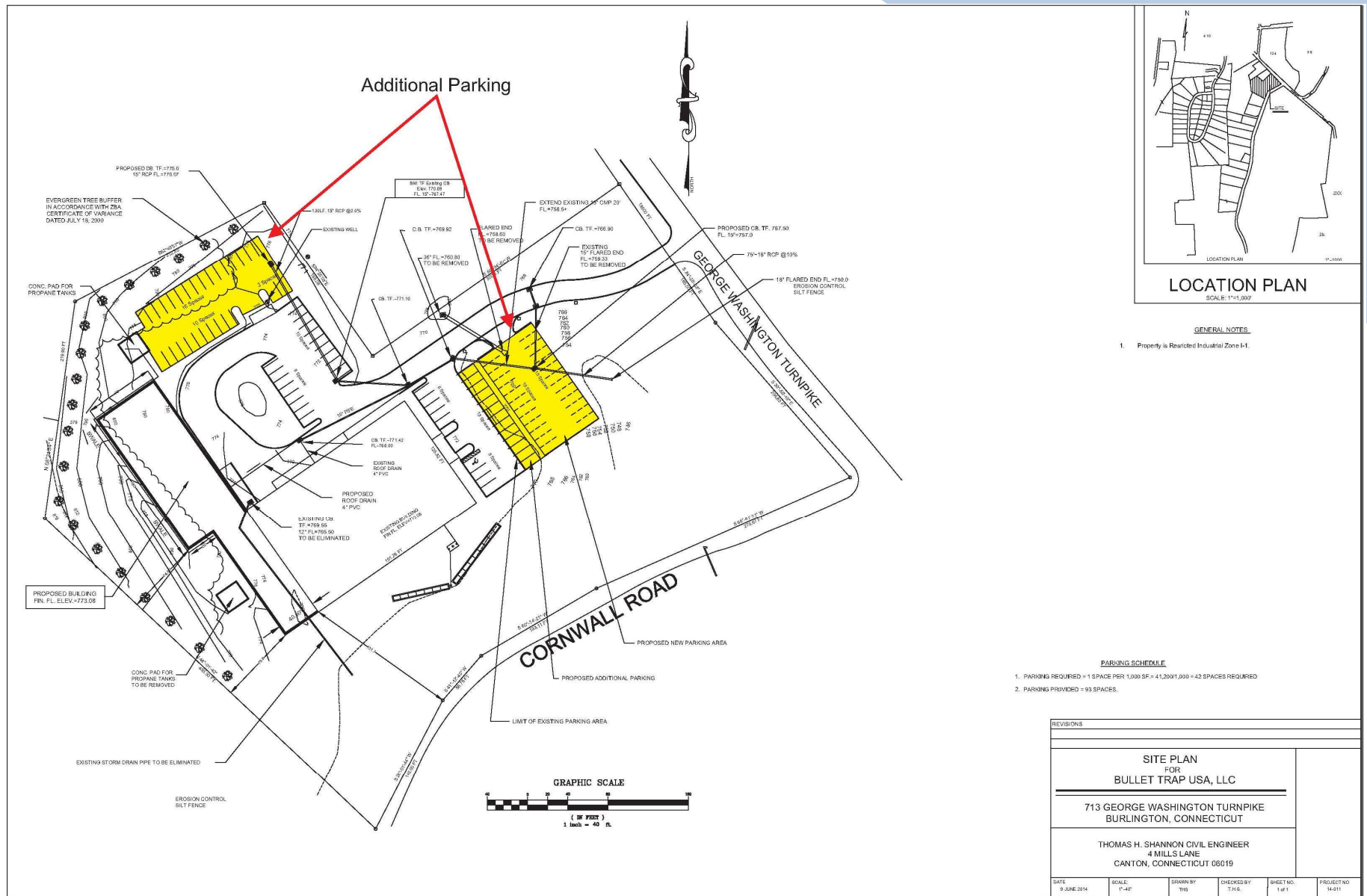
Property Overview

Mezzanine Plan



Property Overview

Site Plan showing Additional Parking



Property Listing Report

4-08-72

<u>Building #</u>	<u>1</u>	<u>Section #</u>	<u>1</u>	<u>Account</u>	<u>30276300</u>
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Property Listing Report

4-08-72

<u>Building #</u>	<u>1</u>	<u>Section #</u>	<u>1</u>	<u>Account</u>	<u>30276300</u>
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Property Location	713 GEO WASHINGTON TPKE		
Owner	R & S CAPITAL L L C		
Co-Owner			
Mailing Address	62 FORD RD BURLINGTON CT 06013		
Land Use	4000	Industrial	
Land Class	I		
Zoning Code	I-1		
Census Tract			

Street Index	4500	
Acreage	6.24	
Utilities	Well, Septic	
Lot Setting/Desc	Rural	Level
Additional Info		

Year Built	1998
Stories	1
Building Style	Pre-Eng Mfg
Building Use	Ind/Com
Building Condition	G
Occupancy	1.00
Extra Fixtures	0
Bath Style	NA
Kitchen Style	NA
AC Type	Central
Heating Type	Forced Air
Heating Fuel	Gas

Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Total Rooms	0
Roof Style	Gable
Roof Cover	Enam Mtl Shing
Interior Floors 1	Concrete
Interior Floors 2	Carpet
Exterior Walls	Pre-finish Metl
Exterior Walls 2	Vinyl Siding
Interior Walls	Minim/Masonry
Interior Walls 2	Drywall

Building Desc.	Industrial
Building Grade	Average +10
Heat / AC	HEAT/AC PKGS
Frame Type	STEEL
Baths / Plumbing	AVERAGE
Ceiling / Wall	CEIL & MIN WL
Rooms / Prtns	AVERAGE
Wall Height	20.00
First Floor Use	NA

No Photo Available

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(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	980200	686140	First Floor	18015	18015
Extras	29200	20440	Porch, Open	224	0
Improvements			Office	5860	5860
Outbuildings	32900	23030			
Land	230200	161140			
Total	1272500	890750			

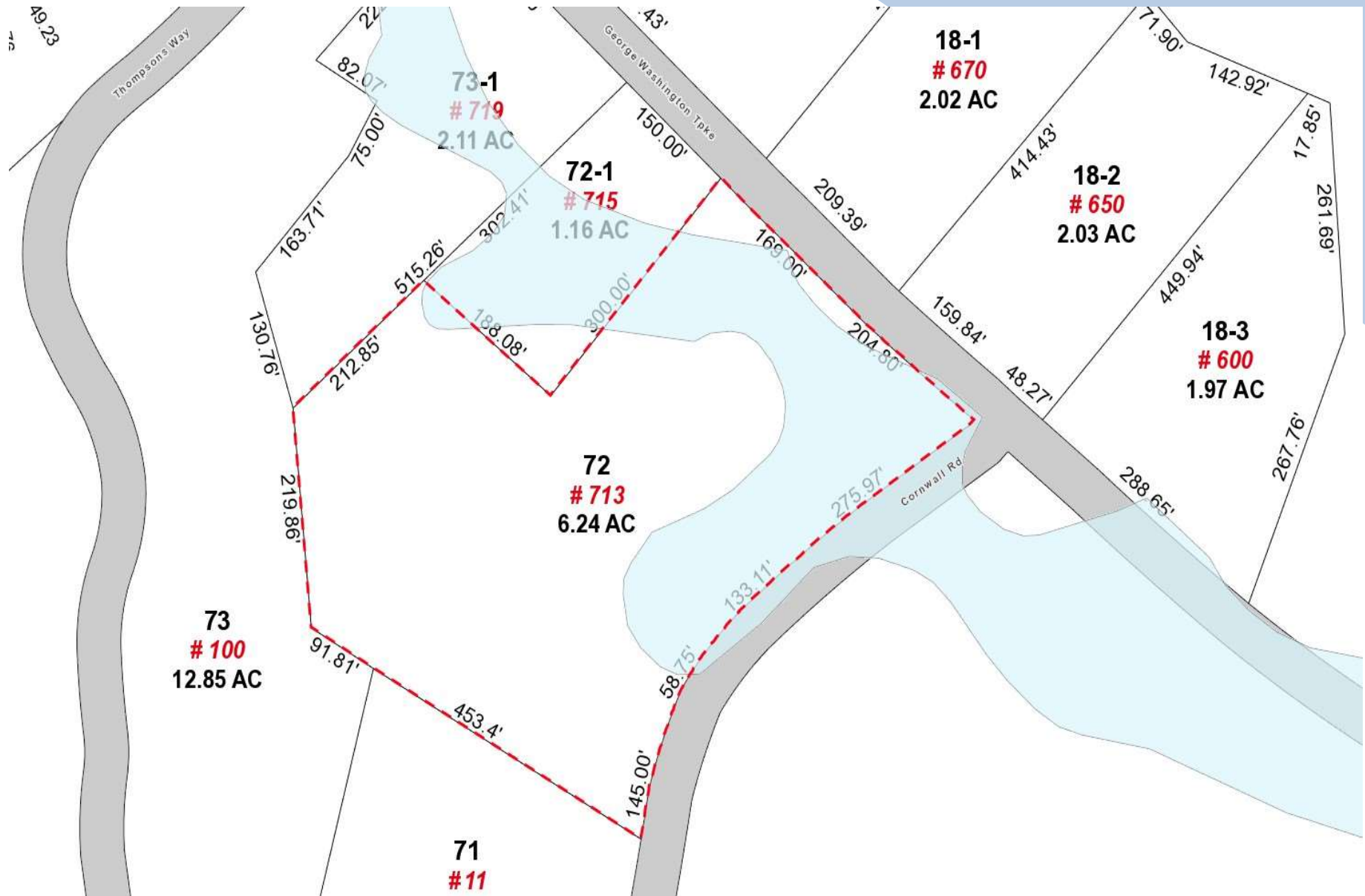
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Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	18015	18015
Porch, Open	224	0
Office	5860	5860
Total Area	24099	23875

Owner of Record	Book/ Page	Sale Date	Sale Price
STONEFIELD ASSOC II	00109/0363		0
WAUGH THOMAS	00142/0178	1993-10-18	0
R & S CAPITAL L L C	00166/0862	1997-11-10	120000

Property Overview

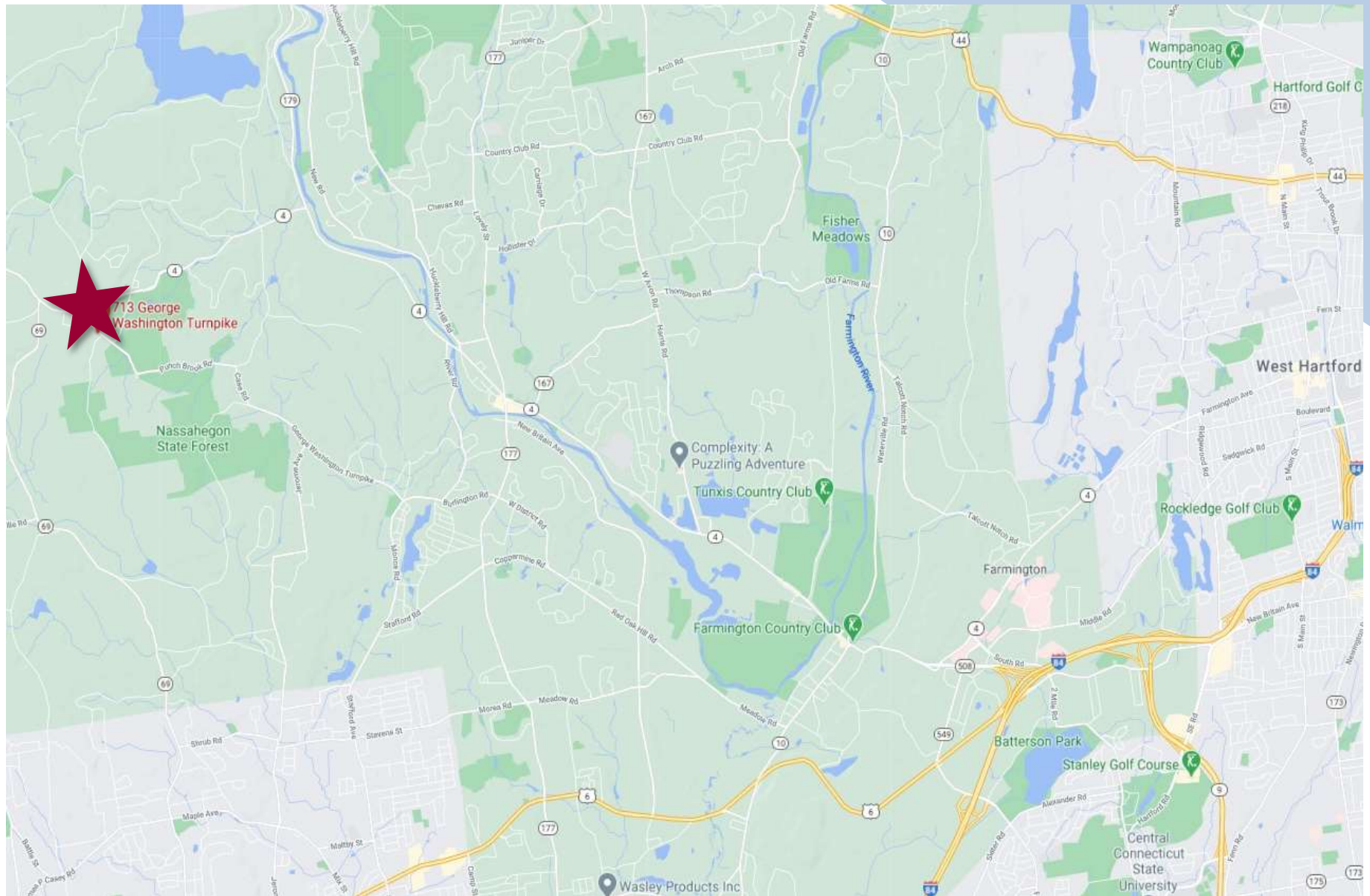
Assessor Map with Wetlands





Location Overview

Location Map



Location Overview

Aerial Map



C. INDUSTRIAL ZONE (I)

1. PURPOSE

It is the purpose of this Section to provide for offices, warehouses, light assembly and other compatible uses in what is commonly thought of as an industrial park, and to permit flexible site development in order to retain the natural features and open character of the area.

2. GENERAL REQUIREMENTS

Development within the Industrial zone shall comply with the following general requirements:

- a. Industrial Zone shall consist of an area of land containing not less than 25 acres, whether in one or more ownerships.
- b. Where a residential zone abuts the Industrial Zone, no building or parking shall be closer than 100 feet from such zone boundary.
- c. Where a business zone abuts the Industrial Zone, no building or parking shall be closer than 25 feet from such zone boundary.

3. PERMITTED USES

The following uses or additions thereto, are permitted in Industrial Zones, subject to Site Plan approval:

- a. Office buildings.
- b. Warehouse and distribution facilities.
- c. The packaging or assembly of components or goods.

4. PERMITTED ACCESSORY USES OR BUILDINGS

In Industrial Zones the following uses shall be considered as accessory uses:

- a. Off-street parking and loading spaces;
- b. Garages for commercial vehicles or vehicles necessary in connection with the principal uses; and
- c. Cafeterias or clinics necessary in connection with the principal use, and used exclusively by the employees of the principal use.

5. SPECIAL PERMIT USES

The following Special Permit Uses or additions thereto, may be granted by the Commission, subject to the satisfaction of requirements and standards as set forth in Section VIII and the imposition of conditions in harmony with the general purposes of these Regulations:

- a. Any building or use allowed in Neighborhood Business Zone (NB), except residential uses;
- b. General aviation airports and accessory uses;
- c. Research laboratories;
- d. The manufacture or processing of components or goods;
- e. Plants for the processing and distribution of milk, dairy and food products for human consumption, and for bottling or packaging beverages;
- f. Furniture manufacturing, woodworking and millwork;
- g. Tool and die making; extrusion and stamping of small metal products and plastics; metal fabrication, light and sheet metal, machining of parts handled by hand;

- h. Fabrication and installation of glass;
- i. Building of boats and spars from wood, plastics, fiberglass or metal;
- j. Newspaper publishing plant, printing, photo-engraving, blueprinting and similar graphic reproduction service;
- k. Telecommunication facilities;
- l. General motor vehicle repair and service if a Certificate of Location Approval has been obtained from the Zoning Board of Appeals as provided in the Connecticut General Statutes;
- m. Contractors' materials and equipment storage yards and buildings, including pipe;
- n. Building materials sales and storage yards and buildings;
- o. Car Washing establishment;
- p. Taxi services, trucking terminals, and other transportation services;
- q. Greenhouses;
- r. Kennels
- s. Adult use in compliance with Town ordinances related to adult-oriented establishments provided that such establishments are located at least one mile from a school and at least 1,000 feet from a residential zone;
- t. Athletic clubs have such indoor and/or outdoor facilities as swimming pools, courts, athletic fields, and related accessory facilities available to members and invited guests when such uses are located on lots having a minimum lot area of 25 acres.
- u. Uses of the same general character as those listed as permitted uses and which, in the opinion of the Commission:
 - i. Will be appropriate for the site given the size of the plant, the number of employees, and the relationship of the issue to the function of the development or zone, and
 - ii. Will not be detrimental to the character of the zone.
- v. Brewery or Farm Brewery in accordance with the requirements of Article IX Section G.

6. AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area:	43,560 square feet
Minimum Lot Width:	200 feet
Minimum Front Yard:	40 feet, 75 feet where lot abuts a State Highway
Minimum Side Yard:	20 feet
Minimum Rear Yard:	30 feet
Maximum Lot Coverage:	25 percent
Maximum Building Height:	35 feet or 2 stories



Burlington

CONNECTICUT

BURLINGTON, CONNECTICUT

Burlington's population growth in the second half of the 20th Century has its roots in the post World War II economic prosperity, the improvement of roads, and increased relocation of people from cities to suburban areas. The peacetime boom led to significantly increased growth as many people sought homes in Burlington's still-rural setting. Increased population brought many changes, including the consolidation of Burlington's remaining one room school houses into a consolidated school in 1948. The Lake Garda Elementary School was established in the 1950's and the Har Bur Middle School and Lewis S. Mills High School in 1965. Prior to the establishment of Lewis S. Mills High School, Burlington students attended either Collinsville High or Farmington High Schools.

The last two decades of the 20th Century have seen the most dramatic change in the makeup of Burlington. Ranked as the fastest growing town in Connecticut in the most recent Census studies, Burlington now has an estimated population of 9,600 residents. Many small businesses have been established to provide a variety of services.

Burlington hosts several annual community events, including a traditional Memorial Day Parade and Remembrance Service on Burlington Green; Johnnycake Music Fest, an annual Spring family entertainment and fireworks display on Johnnycake Mountain; and Tavern Day in September, which honor's various aspects of the town's unique history.

Although for most of its history Burlington was a small community, its influence, in terms of the men and women it sent out into the greater world, has been large. Among the individuals who were born or lived in Burlington who have made significant contributions to the history of America include: Katherine Gaylord, early American heroine; Amherst College President Heman Humphrey, under whose leadership Amherst became a world-class institution; Methodist Bishop Leonidas Lent Hamline, for whom Hamline University is named; Silas Brooks, early American Balloonist; Professor Bernard Moses of Stanford University, who was the first to promote the study of Hispanic Culture at American universities; Richard F. Jones, noted builder of Hartford's Bushnell Memorial; Ludella Peck, one of the first American women educators at the college level; Samuel Monce, inventor of the glass cutter; Col. Ralph L. Gezelman, who was responsible for organizing supply shipments for the D-Day invasion; and John G. Martin, former President and CEO of Heublein, whose Johnnycake Ranch was visited by a host of national luminaries during the 1950's and 1960's.

Burlington today provides a link with the nation's historic past as well as a vision of its future.

Market Overview

Town Demographics

Burlington, Connecticut

CERC Town Profile 2019 Produced by Connecticut Data Collaborative

Town Hall
200 Spielman Highway
Burlington, CT 06013
(860) 673-6789

Belongs To
Hartford County
LMA Hartford
Northwest Hills Planning Area



Incorporated in 1806

Demographics

Population				Race/Ethnicity (2013-2017)			
	Town	County	State		Town	County	State
2000	8,190	857,183	3,405,565	White Non-Hisp	8,942	560,997	2,446,049
2010	9,301	894,014	3,574,097	Black Non-Hisp	57	114,711	350,820
2013-2017	9,598	897,417	3,594,478	Asian Non-Hisp	238	45,178	154,910
2020	9,568	925,492	3,604,591	Native American Non-Hisp	0	1,338	5,201
'17 - '20 Growth / Yr	-0.1%	1.0%	0.1%	Other/Multi-Race Non-Hisp	80	20,021	84,917
				Hispanic or Latino	281	154,977	551,916
	Town	County	State		Town	County	State
Land Area (sq. miles)	30	735	4,842	Poverty Rate (2013-2017)	2.3%	11.2%	10.1%
Pop./Sq. Mile (2013-2017)	323	1,221	742				
Median Age (2013-2017)	44	40	41	Educational Attainment (2013-2017)			
Households (2013-2017)	3,363	348,871	1,361,755		Town	County	State
Med. HH Inc. (2013-2017)	\$121,635	\$69,936	\$73,781	High School Graduate	1,473	22%	673,562 27%
	Town	State		Associates Degree	461	7%	189,481 8%
Veterans (2013-2017)	479	180,111		Bachelors or Higher	3,258	49%	953,199 38%
Age Distribution (2013-2017)							
	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	350 4%	1,535 16%	1,087 11%	2,086 22%	3,225 34%	1,315 14%	9,598 100%
County	47,813 5%	108,578 12%	118,163 13%	226,627 25%	251,235 28%	145,001 16%	897,417 100%
State	186,188 5%	432,367 12%	495,626 14%	872,640 24%	1,031,900 29%	575,757 16%	3,594,478 100%

Economics

Business Profile (2018)		Units	Employment	Top Five Grand List (2018)		Amount
Total - All Industries		188	963	NEW BRITAIN CITY OF		\$13,099,940
23 - Construction		34	87	METROPOLITAN DISTRICT COMMISSION		\$11,034,920
31-33 - Manufacturing		NA	NA	CONNECTICUT LIGHT & POWER		\$8,754,680
44-45 - Retail Trade		9	45	CARRIER HOME BUILDERS INC.		\$3,331,880
62 - Health Care and Social Assistance		9	68	BRISTOL CITY OF		\$3,013,850
72 - Accommodation and Food Services		9	91	Net Grand List (SFY 2016-2017)		\$907,063,811
Total Government		11	452	Major Employers (2018)		
				SUPREME FOREST PRODUCTS INC.		CRESCENT MFG OPERATING CO
				BURLINGTON ACADEMY OF LEARNING		DUNKIN DONUTS (295 SPIELMAN LLC)
				BURLINGTON VETERINARY CENTER		

Education

2018-2019 School Year			Smarter Balanced Test Percent Above Goal (2017-2018)						
	Grades	Enrollment	Grade 3		Grade 4		Grade 8		
			Town	State	Town	State	Town	State	
Regional School District 10	PK-12	2273	Math	77.1%	53.8%	80.1%	51.3%	58.9%	43.0%
			ELA	70.1%	53.1%	78.5%	54.9%	75.6%	56.1%
Pre-K Enrollment (PSIS)			Rate of Chronic Absenteeism (2017-2018)						
Regional School District 10		45	Connecticut		Regional School District 10		All		
4-Year Cohort Graduation Rate (2017-2018)			Connecticut		Regional School District 10		10.7%		
	All	Female	Male	6.9%					
Connecticut	88.3%	91.8%	85.1%						
Regional School District 10	95.5%	97.0%	94.1%						
Public vs Private Enrollment (2013-2017)			Town		County		State		
			Public	87.3%	89.4%	86.8%			
			Private	12.7%	10.6%	13.2%			

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Burlington, Connecticut

CERC Town Profile 2019



Connecticut
Economic
Resource Center

Government

Government Form: Selectman - Town Meeting

Total Revenue (2017)	\$37,307,375	Total Expenditures (2017)	\$38,772,959	Annual Debt Service (2017)	\$3,052,583
Tax Revenue	\$29,041,188	Education	\$25,217,101	As % of Expenditures	7.9%
Non-tax Revenue	\$8,266,187	Other	\$13,555,858	Eq. Net Grand List (2017)	\$1,296,612,791
Intergovernmental	\$7,024,898	Total Indebtedness (2017)	\$15,756,978	Per Capita	\$134,503
Per Capita Tax (2017)	\$3,002	As % of Expenditures	40.6%	As % of State Average	89.1%
As % of State Average	102.4%	Per Capita	\$1,635	Moody's Bond Rating (2017)	Aa2
		As % of State Average	65.0%	Actual Mill Rate (2017)	31.60
				Equalized Mill Rate (2017)	22.32
				% of Net Grand List Com/Ind (2017)	1.7%

Housing/Real Estate

Housing Stock (2013-2017)				Distribution of House Sales (2017)			
	Town	County	State		Town	County	State
Total Units	3,595	377,840	1,507,711	Less than \$100,000	0	59	536
% Single Unit (2013-2017)	94.5%	55.6%	59.2%	\$100,000-\$199,999	5	1,524	5,237
New Permits Auth (2017)	27	957	4,547	\$200,000-\$299,999	28	1,642	6,681
As % Existing Units	0.8%	0.3%	0.3%	\$300,000-\$399,999	41	721	3,863
Demolitions (2017)	1	509	1,403	\$400,000 or More	37	635	5,563
Home Sales (2017)	111	4,581	21,880				
Median Price	\$316,200	\$235,300	\$270,100	Rental (2013-2017)			
Built Pre-1950 share	8.7%	27.8%	29.3%		Town	County	State
Owner Occupied Dwellings	3,205	225,378	906,798	Median Rent	\$980	\$1,044	\$1,123
As % Total Dwellings	95.3%	64.6%	66.6%	Cost-burdened Renters	45.0%	50.1%	52.3%
Subsidized Housing (2018)	64	52,368	167,879				

Labor Force

	Town	County	State	Connecticut Commuters (2015)	
Residents Employed	5,514	459,939	1,827,070	Commuters into Town From:	
Residents Unemployed	182	20,380	78,242	Burlington, CT	297
Unemployment Rate	3.2%	4.2%	4.1%	Bristol, CT	106
Self-Employed Rate	12.5%	7.7%	10.0%	Hartford, CT	556
Total Employers	188	28,871	122,067	Bristol, CT	554
Total Employed	963	510,814	1,673,867	Hamden, CT	530
				Torrington, CT	297
				Avon, CT	29
				New Britain, CT	199
				Southington, CT	27
				Plainville, CT	168
				Plymouth, CT	157

Quality of Life

Crime Rates (per 100,000 residents) (2017)		Distance to Major Cities		Residential Utilities	
	Town	State			Electric Provider
Property	255	1,777	Hartford	14	Eversource Energy
Violent	23	228	Providence	80	(800) 286-2000
Disengaged Youth (2013-2017)			New York City	91	Gas Provider
Female	0.0%	4.2%	Boston	107	Connecticut Natural Gas
Male	0.0%	5.6%	Montreal	263	(860) 727-3000
Library circulation per capita		5.63			Water Provider
					Connecticut Water Company
					(800) 286-5700
					Cable Provider
					Comcast Plainville
					(800) 266-2278

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