



FOR SALE

Historic Mill - Connecticut Telephone and Electric Co. Inc

70 Britannia Street , Meriden, CT 06450

eXp Commercial | 51 Melcher Street | Boston, MA 02210 |

Michael Beaudry

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CT #RES.0819214

FOR SALE | Table of Contents

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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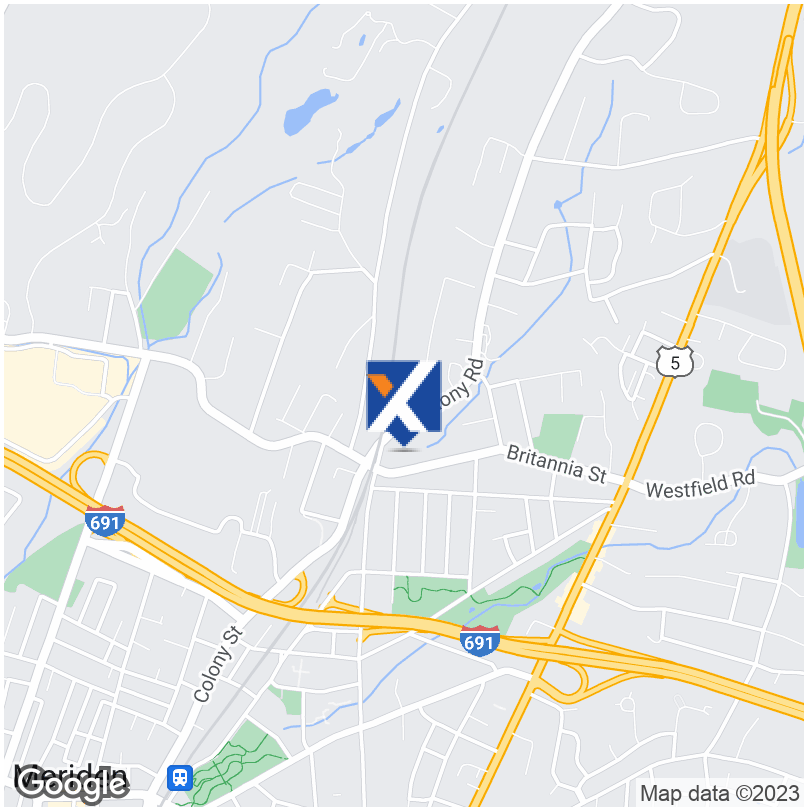
PROPERTY INFORMATION

eXp Commercial | 51 Melcher Street | Boston, MA 02210 |

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FOR SALE | **Executive Summary**



OFFERING SUMMARY

Building Size:	72,970 SF
Available SF:	
Lot Size:	0.97 Acres
Price / SF:	\$30.15
Year Built:	1900
Zoning:	Industrial
Traffic Count:	5,400

PROPERTY OVERVIEW

Historic Mill ready for conversion or upgraded warehouse. 8-12 foot ceilings.

PROPERTY HIGHLIGHTS

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FOR SALE | Property Description



PROPERTY DESCRIPTION

Historic Mill ready for conversion or upgraded warehouse. 8-12 foot ceilings.

LOCATION DESCRIPTION

70 Britannia Street, .97 acres located on the north side of Britannia Street, roughly 400' east of Britannia Street intersection with Center Street.

SITE DESCRIPTION

Companies Associated w/Complex
Chapman Manufacturing Co. ca. 1890-1902
Connecticut Telephone and Electric Co. Inc. 1902-late-20th c.
Largest Documented Workforce
100-199 (1936).

Historic Narrative

The Connecticut Telephone and Electrical Company was founded by Ernest C. Wilcox in 1893 for the purpose of manufacturing telephone instruments. At the age of 21 Wilcox had produced and sold four hand-made telephones to the old Meriden Brewery for \$100 and this launched his industrial career. A year after organizing the Connecticut Telephone and Electrical Company Wilcox was joined by a partner, Burton L. Lawton. Wilcox served as president of the firm with Lawton as vice-president and treasurer, and B.C. Rogers as secretary. Initially, the Connecticut Telephone and Electrical Company conducted business in the old Malleable Iron plant on North Colony Street, which later became a factory for International Silver Company. By 1902, the firm had grown to such an extent that it purchased the former saddle harness factory operated by the Chapman Manufacturing Company on Britannia Street, and on March 1, 1903, the firm was incorporated with \$36,000 in capital. Around 1905, the company began manufacturing automobile spark coils in addition to telephones, telephone switchboards, and other electrical supplies. By 1906, the company is noted as being the largest manufacturer of this line of goods in the northeast. Business thrived during the 1910s, and the company expanded several times. By 1920, four additions were added to the Britannia Street factory. In 1913, the production of battery-type ignitions was developed and by 1921 the Connecticut Telephone and Electrical Company was the largest manufacturer of auto ignitions in the world. This prominence was not to last, however, as the company's ignition was soon rendered obsolete by further developments in the automobile industry, and production was eventually abandoned. During World War I, the company produced portable antenna field sets for the U.S. War Department, along with mine parts for mines used in the North Sea Theater. The company was cited for its war contribution in 1920, and in the post-war period, the firm began production of molded insulation. This business was eventually incorporated into the Connecticut Molded Products Corporation, which was acquired by General Electric Company. In 1924, Wilcox purchased Lawton's interest in the firm, and remained president until 1929 when the company was purchased by the Commercial Instrument Corporation.

EXTERIOR DESCRIPTION

Architectural Description

The former Connecticut Telephone and Electrical Company plant is comprised of approximately ten primary adjoining and freestanding blocks located on the north side of Britannia Street, roughly 400' east of Britannia Street's intersection with Center Street. The earliest section of the plant was erected for the Chapman Manufacturing Company ca. 1890, and is a five-story, 40' x 86' red brick manufacturing block. The building is of typical brick pier construction and has segmental-arched window openings with stone sills, paired windows (originally four-over-four double-hung wood sash, which in some cases are preserved), a corbelled brick cornice, tile coping, and a flat roof with four large sawtooth monitors. A large, five-story, U-shaped addition was built abutting the original block's north elevation ca. 1903. This is comprised of four adjoining blocks measuring 40' x 88', 40' x 60', 40' x 100', and 40' x 100', respectively, all of which, except for the lack of sawtooth monitors, mimic the details found in the ca. 1890 block. A pair of five-story blocks were erected on the interior side of the U-shaped addition ca. 1930. They consist of a 32' x 66' reinforced concrete and brick structure with tripartite windows, four-over-four double-hung sash, concrete sills and lintels, and a flat roof; and a 26' x 35' red brick building with segmental-arched window openings, paired four-over-four double-hung sash, concrete sills, and a flat roof.

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FOR SALE | Complete Highlights



PROPERTY HIGHLIGHTS



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FOR SALE | Additional Photos



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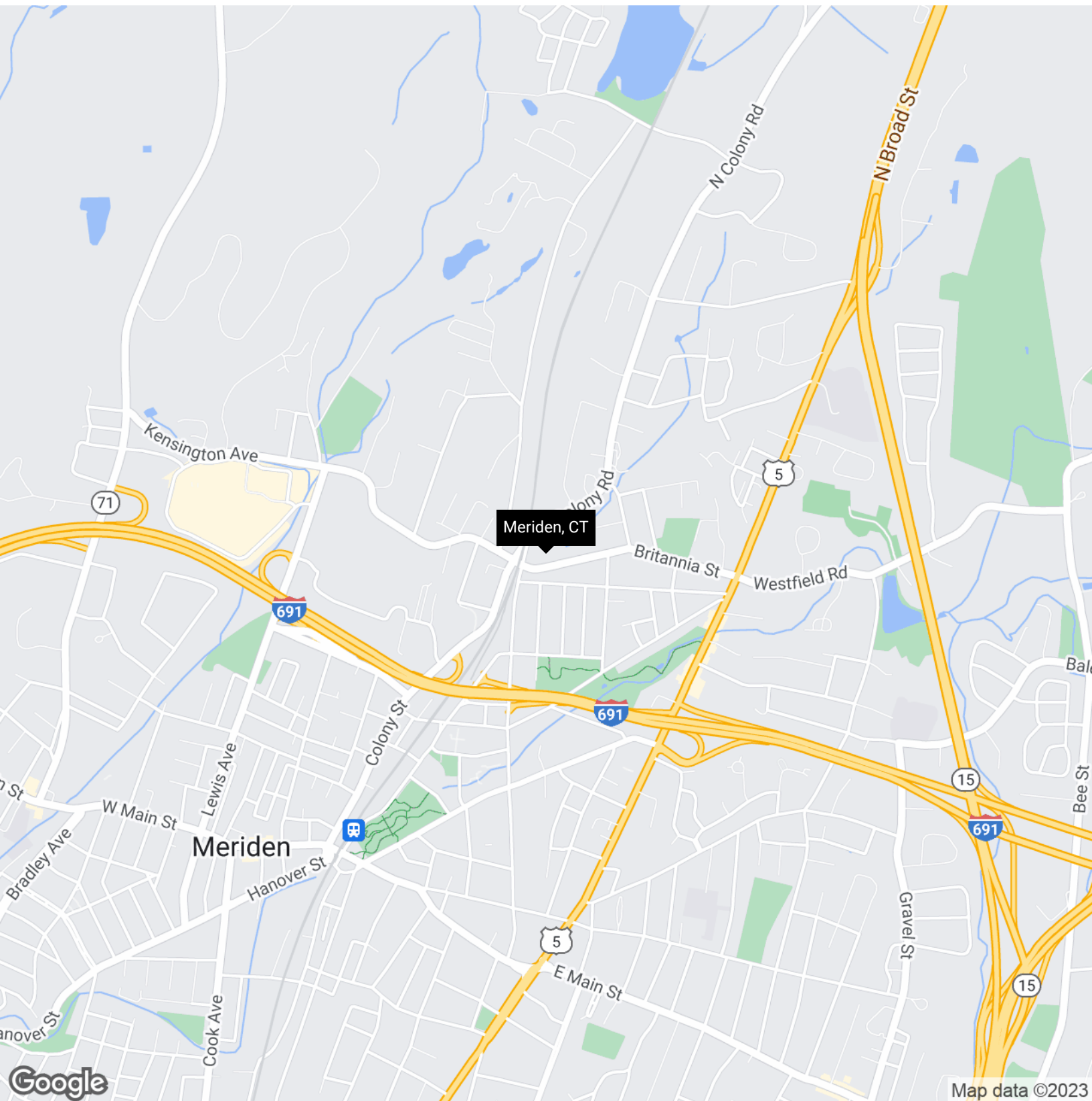
LOCATION INFORMATION

eXp Commercial | 51 Melcher Street | Boston, MA 02210 |

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FOR SALE | Regional Map



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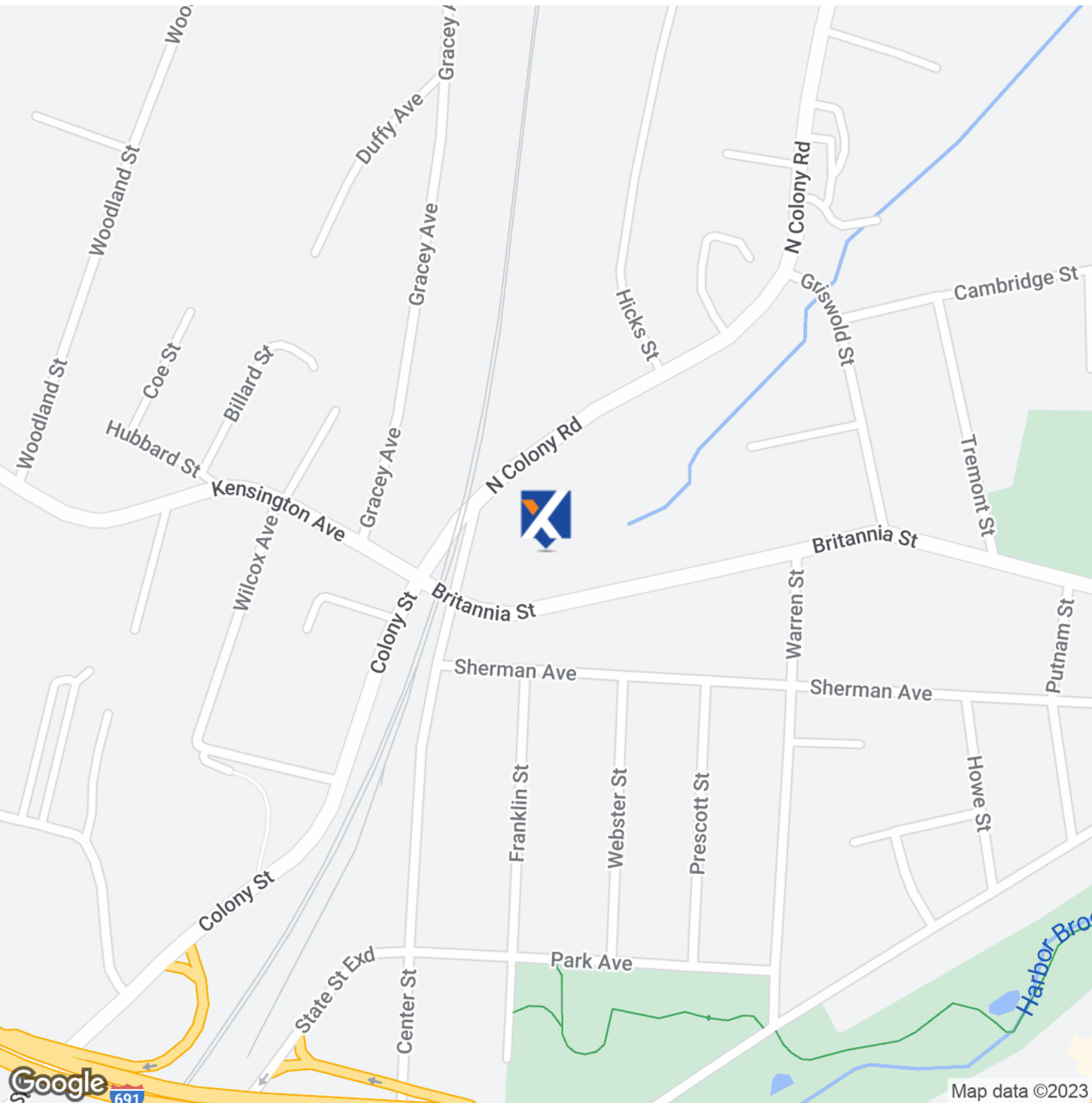
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FOR SALE | Location Map



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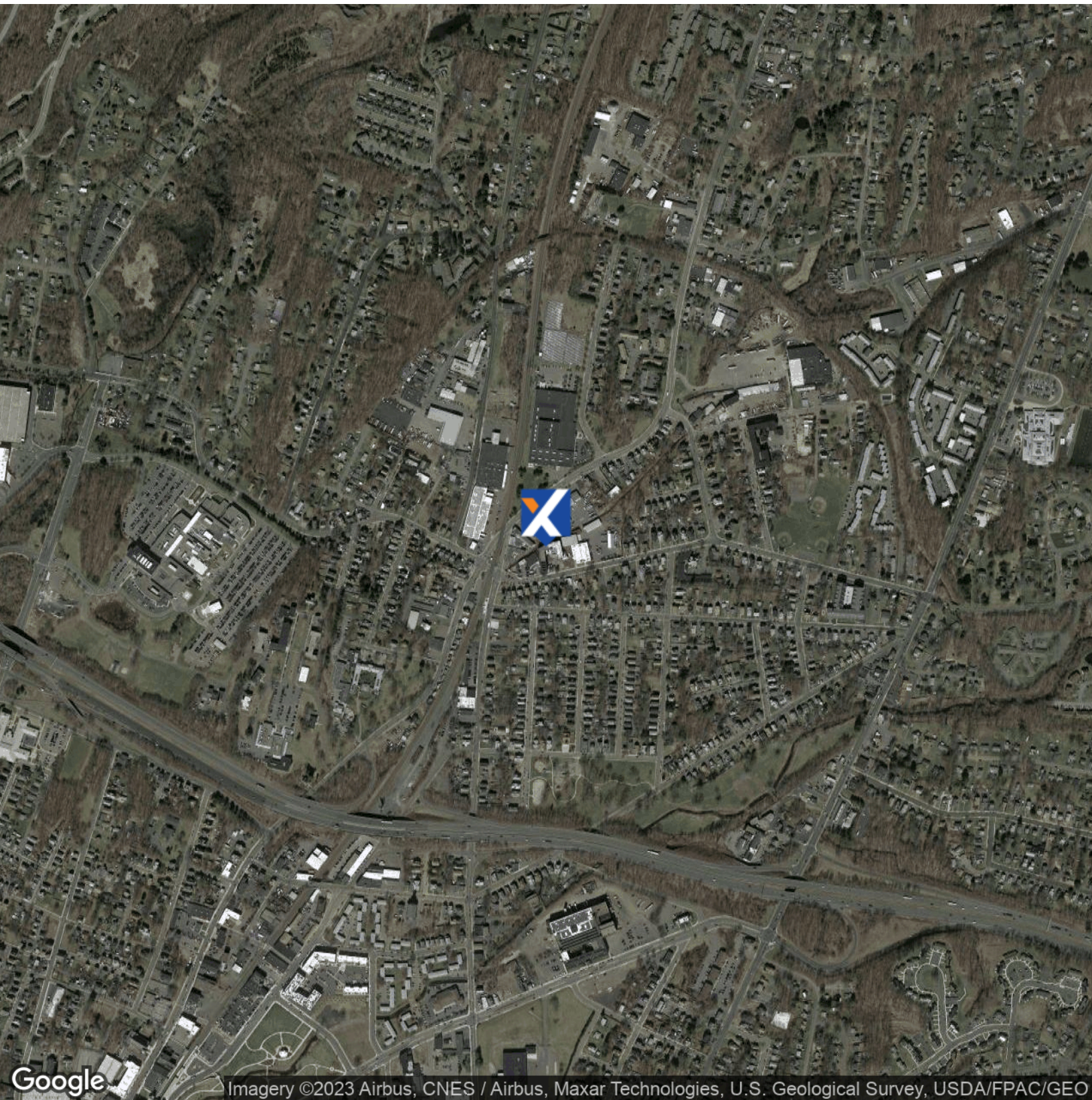
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FOR SALE | Aerial Map



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DEMOGRAPHICS

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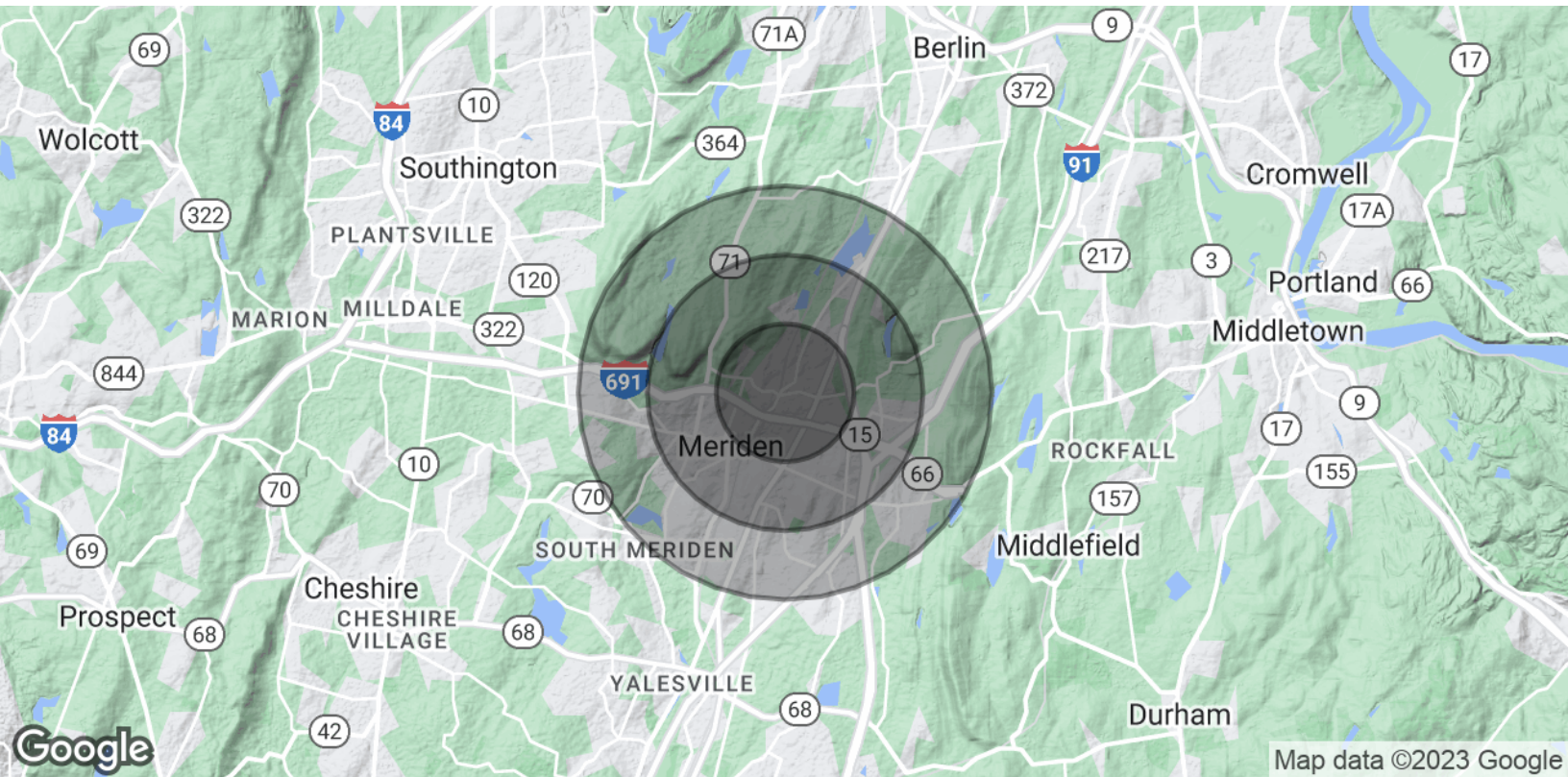
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FOR SALE | Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,937	41,982	66,388
Average Age	32.5	35.1	37.7
Average Age (Male)	32.4	34.4	36.6
Average Age (Female)	32.0	35.3	38.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,806	16,690	26,153
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$48,346	\$55,618	\$64,834
Average House Value		\$223,006	\$223,113

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

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FOR SALE | Advisor Bio 1



MICHAEL BEAUDRY

Commercial Real Estate Senior Advisor

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Direct: 860.990.3229 | Cell: 860.990.3229

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PROFESSIONAL BACKGROUND

Michael's Commercial Real Estate career began in 2003, at the age of 23. Michael created a property management business, which he ran for over six and a half years.

During the success of his property management business, Michael was able to purchase multiple residential and commercial investment properties. One purchase was a retail plaza and liquor store. While providing real estate consulting and continuing his property management business, he was also now managing a liquor store. Under Michael's leadership the liquor store sales volume grew fast. Continuing his property management business was no longer possible. However with real estate consulting still successful he added on a business consulting service.

In 2009 Michael redeveloped his retail plaza and built a \$400,000 retail and cigar lounge, which he also owned for two years.

Michael was an Executive Board Member of the West of The River Chamber of Commerce for over eight years, including being the Vice Chairman, Chairman and Past Chairman throughout his leadership there.

Currently, Michael is a Senior Advisor with eXp Commercial, a member of the leadership team, and mentor to multiple agents. Michael is an innovative, out of the box thinker, utilizing strategies and high value advice to meet every client's unique demands. Michael has the ability to utilize numerous sales platforms and resources to meet your needs. He is passionate about building long lasting relationships and providing customized, cutting edge solutions.

We offer business and commercial real estate consulting services along with asset and project management. Contact us or visit our website for more information <https://logicimpact.group>

EDUCATION

Associates Degree

MEMBERSHIPS

"Your big opportunity may be right where you are now." – Napoleon Hill

New England Commercial Advisors

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