

FOR LEASE | UP TO 5,720± SF MEDICAL/GENERAL OFFICE SPACE

CURRENT BUILD: 10 EXAM ROOMS | 5 OFFICES | BREAK ROOM

851 Marshall Phelps Road, Windsor, CT 06095

LEASE RATE: \$15/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Up to 5,720± SF Available
- Subdividable to 2,860± SF
- 10 Exam Rooms
- 5 Offices
- Break Room
- Waiting Room
- Medical Records Room
- 2024 NNN estimated: \$4.80/SF
- 45 Parking Spaces
- 2.43 Acres
- Zoning: I / IL / I1
- I-91, Exit 37

For more information contact: **Thomas Wilks** | 860-761-6018 | twilks@orlcommercial.com

Broker of Record: **Jay Morris** | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA 5,720± SF
 AVAILABLE AREA 5,720± SF
 WILL SUBDIVIDE TO 2,860± SF
 NUMBER OF FLOORS 1
 CONSTRUCTION Masonry
 ROOF TYPE Flat, Tar & Gravel / Rubber
 YEAR BUILT 1980

SITE INFORMATION

SITE AREA 2.43 Acres
 ZONING I / IL / I1
 PARKING 45 spaces
 SIGNAGE Pylon
 VISIBILITY Excellent
 FRONTAGE 221'
 HWY.ACCESS I-91, Exit 37
 TRAFFIC COUNT 4,400 ADT

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- Many area amenities
 - Shopping, Banking, Dining

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Air
 SPRINKLERED TBD

UTILITIES

SEWER Public
 WATER Public
 GAS Yes

COMMENTS

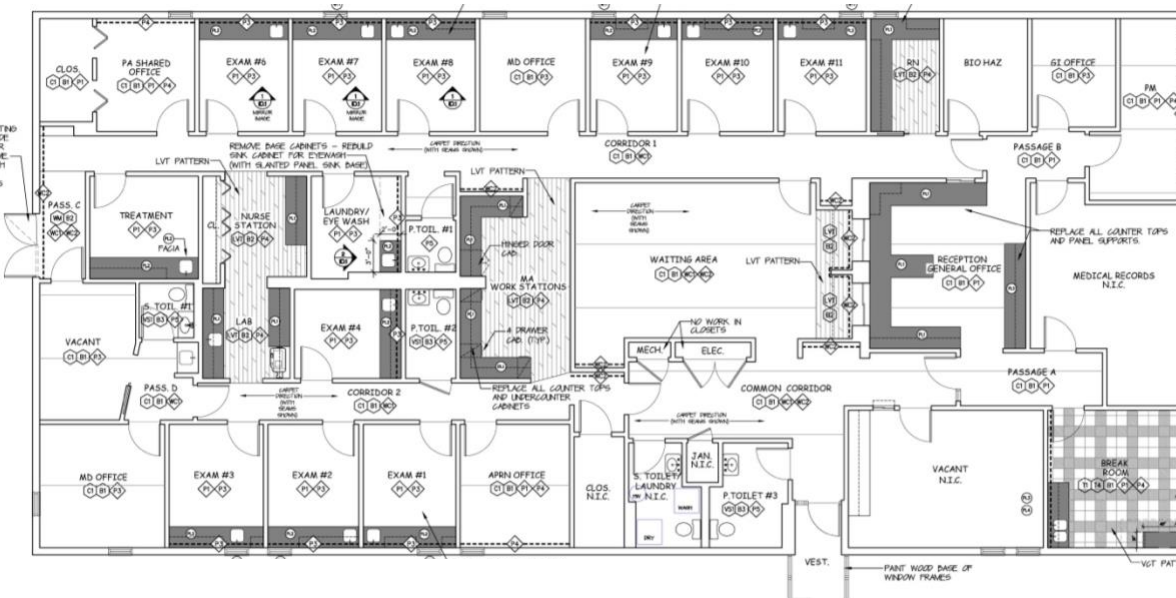
Turn-key Medical Space
 2024 NNN estimated: \$4.80/SF

DIRECTIONS

I-91, Exit 37. Left onto Bloomfield Ave. Right onto Marshall Phelps Rd. Property on the right.

EXPENSES

RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord



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