

FOR LEASE | 8,200± SF FLEX SPACE  
RETAIL / WAREHOUSE | HIGH TRAFFIC COUNT: 13,316 ADT

892 Farmington Avenue, Kensington (Berlin), CT 06037

REDUCED LEASE RATE: \$8.00/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



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**Property Highlights**

- 8,200± SF available
- Street Level Retail
- 73 parking spaces
- 5/1000 parking ratio
- 1 Loading Dock
- 250' frontage
- Traffic: 13,316 ADT
- Zoning: CCD-2
- Rt. 9, Rt. 5 & Rt. 372 Access
- Many area amenities

For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 860.761.6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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 Bldg 892**

GROSS BLD. AREA 8,288± SF  
 AVAILABLE AREA Owner occupied  
 MAX CONTIGUOUS AREA 1<sup>st</sup> Flr - 6,048± SF  
 2<sup>nd</sup> Flr - 2,240± SF  
 NUMBER OF FLOORS 2  
 LOADING DOCKS 1 loading dock  
 CONSTRUCTION Brick/Masonry  
 ROOF TYPE Gable, Asphalt  
 YEAR BUILT 1999  
 DRIVE-UP WINDOW 0

**SITE**

SITE AREA 2.07 acres  
 ZONING CCD-2  
 PARKING 73 spaces, 5/1000 ratio  
 SIGNAGE On building  
 VISIBILITY On Farmington Ave  
 FRONTAGE ±250'  
 HWY.ACCESS Rt. 9, Rt. 372, Rt. 5  
 TRAFFIC 13,316 ADT  
 CURB CUTS 2

**UTILITIES**

SEWER City  
 WATER City  
 GAS Yes

**MECHANICAL EQUIPMENT**

AIR CONDITIONING 100%  
 TYPE OF HEAT Gas, Forced Air  
 SPRINKLERED No

**EXPENSES**

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

**AREA RETAIL** Super Stop & Shop, CVS,  
Walgreens, Dunkin', Dairy  
Queen

**COMMENTS** Brand new train station development across the street including 76 new apartments.

**DIRECTIONS** Rt. 9 S to Exit 23, turn right on Christian Lane, continue on Porters Pass, turn right on Farmington Ave, Property will be on the left.

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- Street level retail
- 73 parking spaces
- 5/1000 parking ratio
- 250' frontage
- Traffic: 13,316 ADT
- Zoning: CCD-2
- Rt. 9, Rt. 5 & Rt. 372 Access
- Drive-up Window
- 2 Curb Cuts
- Each building has 1 dock
- Many area amenities
  - Shopping, Banking, Dining



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