



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

1190 Silas Deane Highway, Wethersfield, CT 06109  
6,000± SF Retail/Bank/Medical/Office Building

**LEASE RATE: \$22.50/SF plus utilities and janitorial**

## HIGHLIGHTS

- Up to 6,000± SF Available
- Will Subdivide to 3,000± SF
- 1 Story on 3.09 Acres in the RC Zone
- Drive-thru (can be enclosed for storage)
- Ample Parking
- Signage: On-Building
- Traffic: 23,900 ADT
- Easy Access to I-91, Exit 24
- Many area amenities

## CONTACTS

**Robert Gaucher** | (860) 761-6007  
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**Jay L. Morris** | (860) 721-0033  
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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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# FOR LEASE | 1190 Silas Deane Hwy, Wethersfield, CT

6,000± SF Retail/Bank/Medical/Office Bldg | \$22.50/SF plus utilities and janitorial

## BUILDING INFORMATION

**GROSS BLD. AREA:** 6,000± SF

**AVAILABLE AREA:** 6,000± SF

**WILL SUBDIVIDE TO:** 3,000± SF

**NUMBER OF FLOORS:** 1 floor

**DRIVE-THRU:** 1 (can be enclosed for storage)

**CONSTRUCTION:** Wood Frame/Brick

**ROOF TYPE:** Asphalt Shingle, New in 2022

**YEAR BUILT:** 2003

## SITE INFORMATION

**SITE AREA:** 3.09 acres

**ZONING:** RC

**PARKING:** Ample

**SIGNAGE:** On-Building

**VISIBILITY:** Excellent on Rt. 99

**FRONTAGE:** 365' on Rt. 99

**HWY ACCESS:** I-91, Exit 24

**TRAFFIC COUNT:** 23,900 ADT

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**TYPE OF HEAT:** Gas Forced Air

**SPRINKLERED:** Yes, 100% Wet

## UTILITIES

**SEWER:** City

**WATER:** City

**GAS:** Yes

## EXPENSES

**RE TAXES**       Tenant  Landlord

**UTILITIES**       Tenant  Landlord

**INSURANCE**     Tenant  Landlord

**MAINTENANCE**  Tenant  Landlord

**JANITORIAL**     Tenant  Landlord

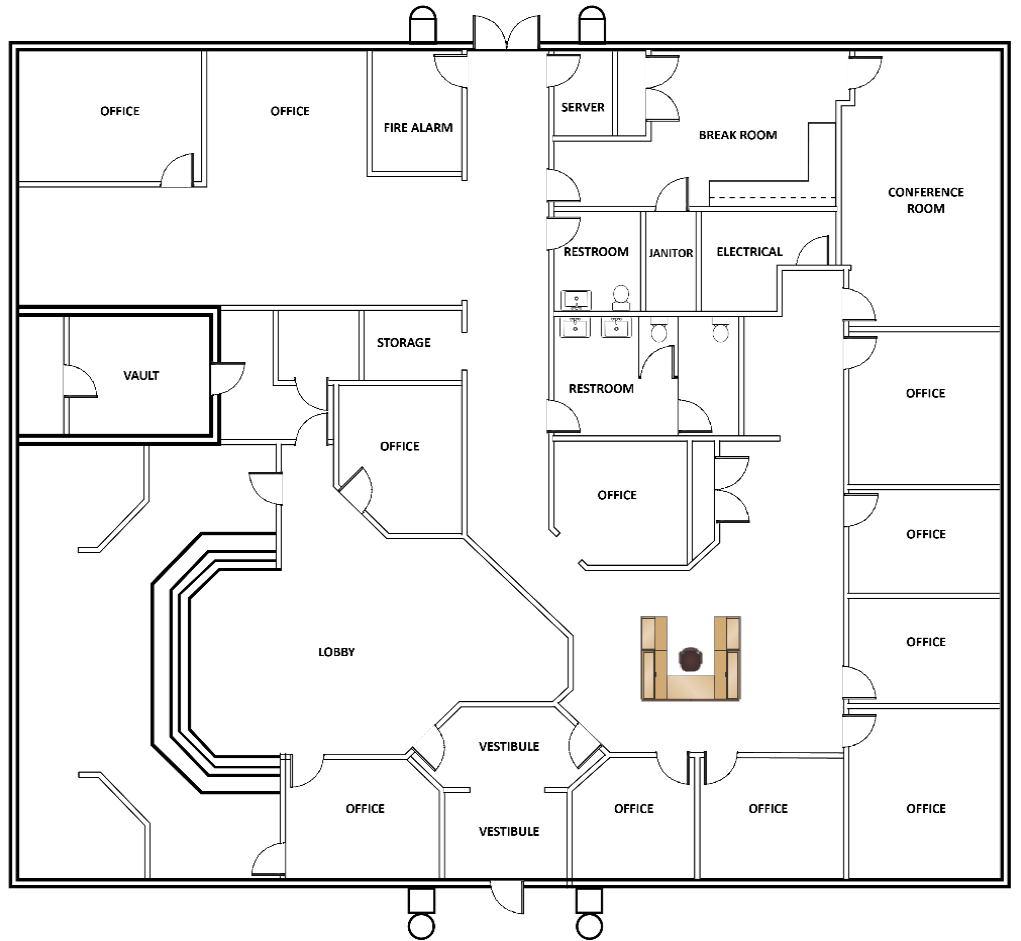
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