

# FOR LEASE | BUILD-TO-SUIT OFFICE/MEDICAL/EDUCATIONAL SPACE UP TO 40,000± SF AVAILABLE

1210 Silas Deane Highway, Wethersfield, CT 06109

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**New Office/Medical  
Development with  
up to 40,000± SF  
AVAILABLE**

**PROPOSED RENDERING**

## Property Highlights

- 80,000 SF Office Park
- Up to 40,000 SF Available in one 2-story building with 20,000 SF Floor Plates or two 1-story 20,000 SF buildings
- Build to Suit
- New Construction
- 610 Parking Spaces
- TI Allowance
- Traffic Count: 24,000 ADT
- Many area amenities

For more information contact:

Jay L. Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | Robert Gaucher | 860.761.6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@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

GROSS BLD. AREA	80,000 SF in 2 buildings
AVAILABLE AREA	Bldg 2: 40,000± SF
MAX CONTIGUOUS AREA	40,000± SF
WILL SUBDIVIDE TO	20,000± SF
OCCUPANCY LEVEL	50% leased
NUMBER OF FLOORS	1 story – 40,000 SF Floor Plate 2 Story – 20,000 SF Floor Plate
BASEMENT	Yes
CONSTRUCTION	Masonry
ROOF TYPE	Flat
YEAR BUILT	2021

## MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	TBD
SPRINKLERED	TBD
ELEVATOR(S)	Yes

## SITE INFORMATION

SITE AREA	12.67 acres
ZONING	RC
PARKING	610 parking spaces
SIGNAGE	TBD
VISIBILITY	Excellent on Rt. 99
HWY.ACCESS	I-91 Exit 24
TRAFFIC COUNT	24,000 ADT on Rt. 99

## UTILITIES

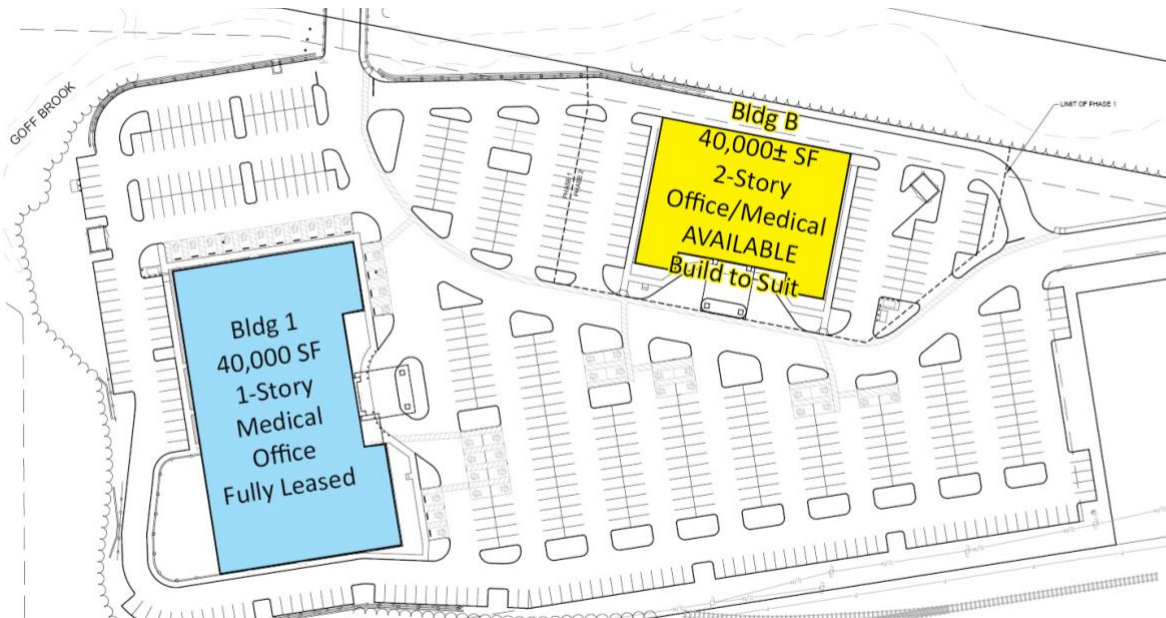
SEWER	City
WATER	City
GAS	Yes

**COMMENTS** 40,000 SF Building 1 is already 100% leased

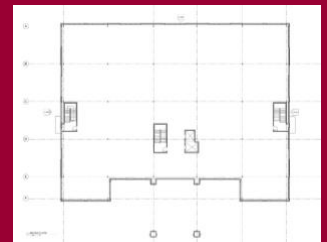
**DIRECTIONS** I-91 Exit 24, left off exit, then right on Hewitt St.

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- Build to Suit
- New Construction
- 610 Parking Spaces
- TI Allowance
- Many area amenities
  - Shopping
  - Banking
  - Dining



1<sup>st</sup> Floor Plan



2<sup>nd</sup> Floor Plan

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



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