

FOR SALE & LEASE | 5,720± SF MEDICAL/GENERAL OFFICE BUILDING GREAT FLEX OPPORTUNITY FOR USER / INVESTER | CLEAN PHASE I

851 Marshall Phelps Road, Windsor, CT 06095

SALE PRICE: \$849,900 (\$148.58/SF) | LEASE RATE: \$15/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Great Flex Opportunity
- User / Investor
- 5,720± SF Building
- Expandable
- Rear Parking can be Developed
- Current Build: Medical
- New Roof: 30 year Warranty
- 45 Parking Spaces
- 2.43 Acres
- Clean Phase 1
- Zoning: I / IL / I1
- I-91, Exit 37

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

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

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 (Expandable)
AVAILABLE AREA 5,720± SF
WILL SUBDIVIDE TO 2,860± SF
NUMBER OF FLOORS 1
CONSTRUCTION Masonry
ROOF TYPE Flat, Tar & Gravel / Rubber
New with 30 year warranty
YEAR BUILT 1980

SITE INFORMATION

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

MECHANICAL EQUIPMENT

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

TAXES

ASSESSMENT \$371,420
MILL RATE 30.32
TAXES \$11,262

UTILITIES

SEWER Public
WATER Public
GAS Yes

EXPENSES

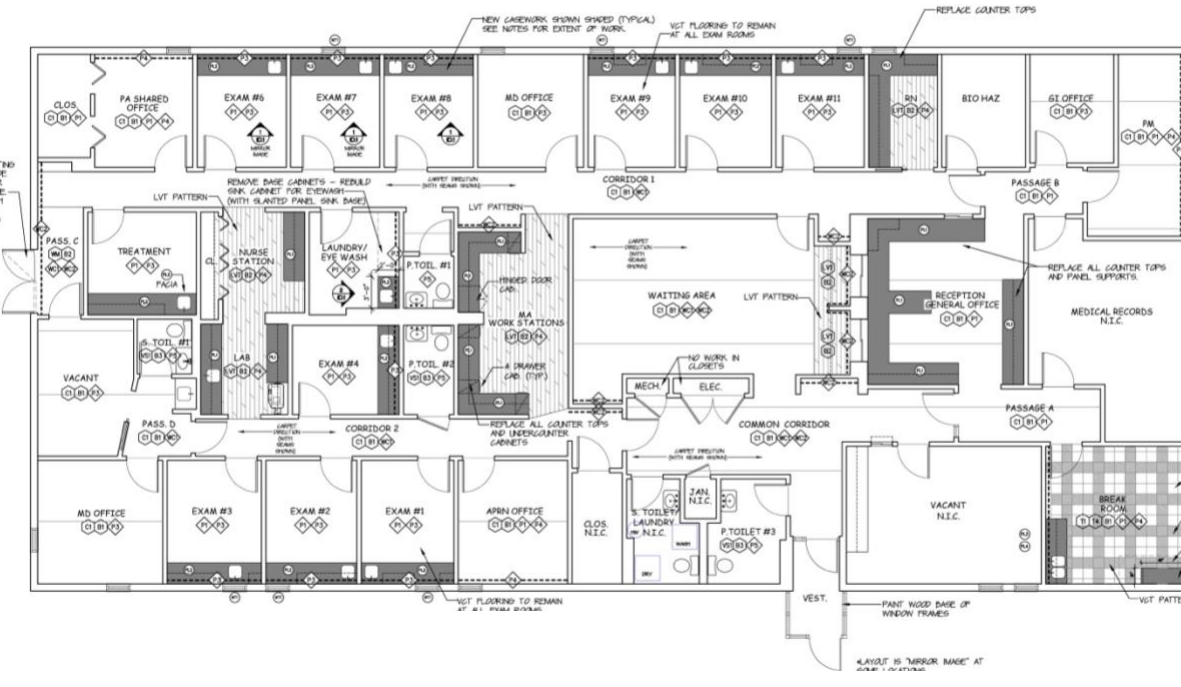
RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
NNN's \$4.80/SF Estimated

COMMENTS Currently built out as medical office, but can be manufacturing, general office, lab space, school, etc.

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

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- New Roof:
 - 30 year Warranty
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- 2.43 Acres
- Clean Phase 1
- Zoning: I / IL / I1
- I-91, Exit 37
- Many area amenities
 - Shopping, Banking, Dining



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