

FOR LEASE | 6,000± SF OFFICE SPACE

FIRST FLOOR SPACE

449 Silas Deane Highway, Wethersfield, CT 06109

LEASE RATE: CALL FOR DETAILS

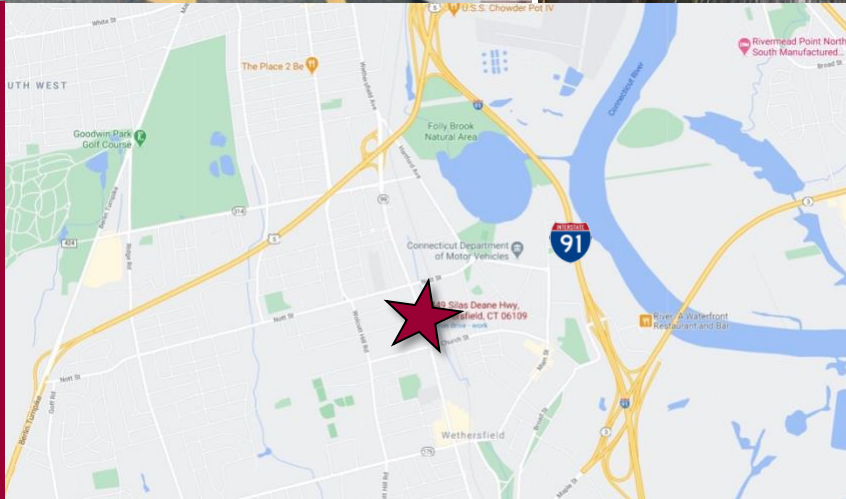


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 18,756± SF Building
- 1st Fl: 6,000± SF Available
- 3 Stories
- New Roof in 2021
- 1 Elevator
- Parking: 80 Spaces
- Parking Ratio: 4.5/1000
- Zoning: O
- Traffic: 17,000± ADT
- I-91, Exit 25S
- Many area amenities

For more information contact:

Mark Berkowitz | 860.761.6009 | mberkowitz@orlcommercial.com or Robert Gaucher | 860.761.6007 | bgaucher@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 18,756± SF
AVAILABLE AREA 6,000± SF
MAX CONTIGUOUS AREA 6,000± SF
WILL SUBDIVIDE TO TBD
NUMBER OF FLOORS 3
FLOOR PLATE 5,800± SF
CONSTRUCTION Masonry
ROOF TYPE Flat, Tar & Gravel, new 2021
YEAR BUILT 1970

SITE INFORMATION

SITE AREA 1.19 Acres
ZONING O
PARKING 80 Spaces, 4.5/1000
SIGNAGE Pylon / Directory
VISIBILITY Excellent on Route 99
FRONTAGE 232'
HWY.ACCESS I-91, Exit 25S / Rt 15 / Rt 3
TRAFFIC COUNT 17,000± SF

UTILITIES

SEWER Public
WATER Public
GAS Yes

EXPENSES

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

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED 100% Wet
ELECTRIC SERVICE Separately Metered
ELEVATOR(S) 1
LIGHTING Energy Efficient LEDs

COMMENTS High visibility with Silas Deane Highway (Rt. 99) location. Convenient parking access.

DIRECTIONS I-91, Exit 25S. Right onto Silas Deane Hwy (Rt. 99). Property on Left.

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- Zoning: O
- Traffic: 17,000± ADT
- I-91, Exit 25S
- Many area amenities
 - Shopping
 - Banking
 - Dining



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