

FOR LEASE | UP TO 4,924± SF MEDICAL / OFFICE SPACE

CAN BE SUBDIVIDED TO 1,200± SF & 3,724±SF

56 West Main Street, Plainville, CT 06062

LEASE RATE: \$14/SF NNN

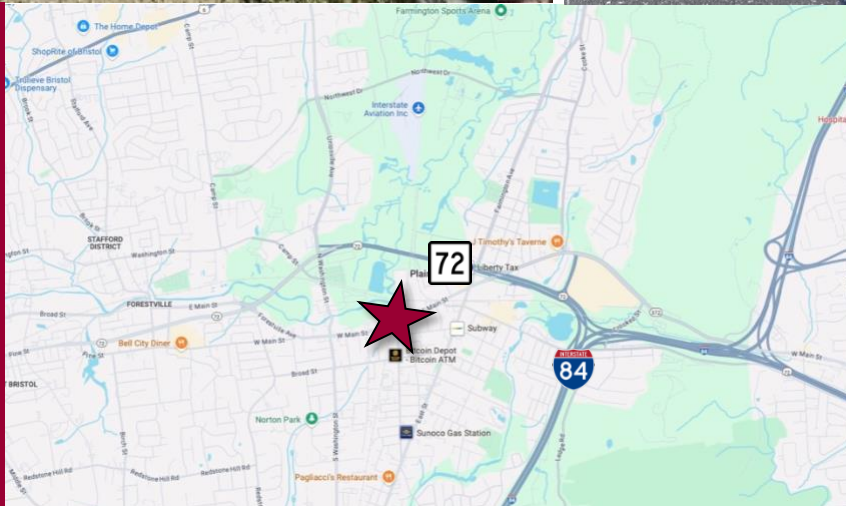


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 4,924± SF Building
- Subdividable to:
 - 1,200± SF & 3,724± SF
- 1-Story
- 2 Main Entrances
- 1.63 Acres
- Parking: 25± Spaces
- Traffic: 8,900 ADT
- Zoning: CC
- I-84, Exit 33 | Route 72
- Many area amenities

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 4,924± SF
AVAILABLE AREA 4,924± SF
MAX CONTIGUOUS AREA 4,924± SF
WILL SUBDIVIDE TO 1,200± SF & 3,724± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame / Brick
ROOF TYPE Gable, Asphalt Shingle
YEAR BUILT 2005

SITE INFORMATION

SITE AREA 1.63 Acres
ZONING CC
PARKING 25± Spaces
SIGNAGE Pylon / On-Building
VISIBILITY Excellent on Route 372
FRONTAGE 110'
HWY.ACCESS I-84, Exit 33 | Route 72/372
TRAFFIC COUNT 8,900± ADT

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- 1-Story
- 2 Main Entrances
- 1.63 Acres
- Parking: 25± Spaces
- Traffic: 8,900 ADT
- Zoning: CC
- I-84, Exit 33 | Route 72
- Many area amenities
 - Shopping
 - Banking
 - Dining

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Hot Air
SPRINKLERED TBD
ELECTRIC SERVICE TBD

UTILITIES

SEWER Public
WATER Public
GAS Yes

COMMENTS Entire building available.
Can be subdivided to
1,200± SF & 3,724± SF

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
NNN's \$4.50/SF

DIRECTIONS I-84, Exit 33 to Route 72. Right towards Route 372. Left onto New Britain Ave (Route 372).
Straight on East Main St (Route 372). Bear Right onto West Main St. Property on the left.



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



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