

# FOR SALE/LEASE | 20,081± SF FLEX/SCHOOL BUILDING

FORMER PORTER & CHESTER INSTITUTE

132 Weymouth Road, Enfield, CT 06082

**REDUCED SALE PRICE: \$699,000 | LEASE RATE: \$6.00/SF NNN**



Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- Up to 20,081± SF
- Divisible to 5,000 SF
- 4 Drive In Doors
- 1 floor
- Ample parking
- Zoning: BL
- 4.90 acres
- 360' frontage on Weymouth



For more information contact: **Thomas Wilks | 860-761-6018 | [twilks@orlcommercial.com](mailto:twilks@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 20,081± SF  
AVAILABLE SF 20,081± SF  
WILL SUBDIVIDE TO 5,000± SF  
# OF FLOORS 1  
DRIVE-IN DOORS 4  
CONSTRUCTION Brick  
ROOF TYPE Flat Tar & Gravel  
YEAR BUILT 1960

## SITE

SITE AREA 4.90 acres  
ZONING BL  
PARKING Ample parking  
SIGNAGE Monument and Building  
FRONTAGE 360' on Weymouth  
HWY.ACCESS I-91  
TRAFFIC COUNT 3,400 ADT

## Property Highlights

- Up to 20,081± SF
- Divisible to 5,000 SF
- 4 Drive-in Doors
- 1 floor
- Ample parking
- Zoning: BL
- 4.90 acres
- 360' frontage
- Many area amenities
  - Shopping
  - Banking
  - Dining

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central  
TYPE OF HEAT Gas Forced Air  
SPRINKLERED 100% Wet  
ELECTRIC SERVICE TBD

## UTILITIES

SEWER/WATER Municipal  
GAS Yes

## EXPENSES

RE TAXES (x) Tenant ( ) Landlord  
UTILITIES (x) Tenant ( ) Landlord  
INSURANCE (x) Tenant ( ) Landlord  
MAINTENANCE (x) Tenant ( ) Landlord  
JANITORIAL (x) Tenant ( ) Landlord

## TAXES

ASSESSMENT \$534,600  
MILL RATE 34.23 (2022)  
TAXES \$18,299

## POTENTIAL USES

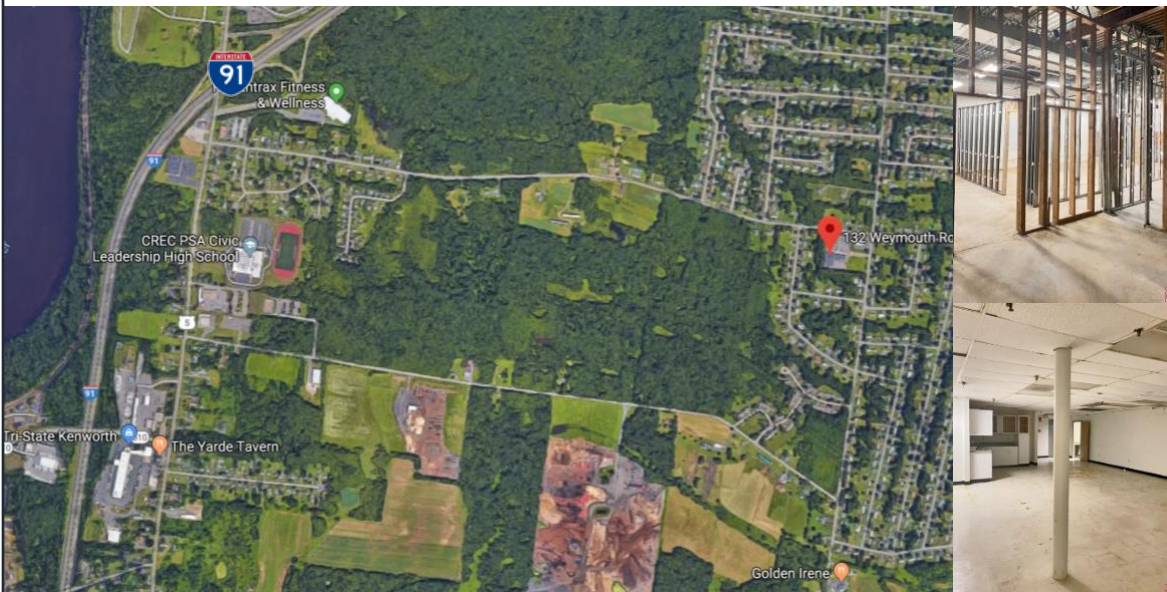
Daycare, Building Materials Store, Business Services, Professional/Medical Offices, Commercial Recreation, Package Store, Place of Worship, Retail/Restaurant, Theatre

## COMMENTS

North market blank slate for your business or investment just minutes from I-91 and Hartford/Springfield. This former trade school features a 20,081 SF building on approximately 5 acres offered for sale for only \$35/SF. Zoning is flexible. This building can also be leased in its entirety or landlord will demise for smaller tenants. Approximately 4,500 SF contractor space with roll-up doors located in the back. Landlord will provide Tenant improvement allowance for qualified tenants.

## DIRECTIONS

I-91, Exit 46. Turn left onto US-5 (King Street). Turn left onto Weymouth Road.



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