

# FOR LEASE | Up to 2,800± Office Suite Available

Will Subdivide to 1,400± SF, Easy Access, 1<sup>st</sup> Floor Office Suites, Separate Entrances

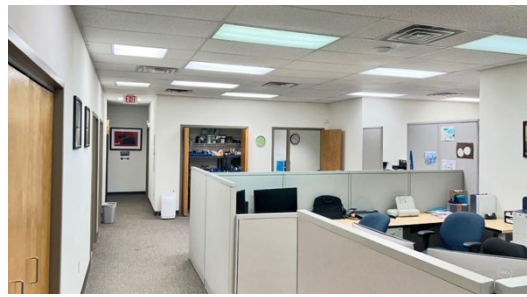
Cromwell West, 154-160-162 West Street, Cromwell, CT 06416

LEASE RATE: \$12/SF plus utilities and janitorial



Ranked in Top 50  
Commercial Firms in U.S.

**1 MONTH FREE**



## Property Highlights

- 1 office suite available
- Suite E: Up to 2,800± SF
- Will Subdivide to 1,400± SF
- 1 story buildings
- 4.96/1000 parking ratio
- Traffic: 13,850 ADT
- On Building & Monument Signage
- Zoning: LB
- Rt 9 Exit 19
- Excellent visibility on Rt. 372
- Traffic Count: 13,850 ADT
- Many area amenities

## STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below with the camera on your smart phone to sign-up for email notifications.



For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 860.761.6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@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	13,500± SF in each building
AVAILABLE AREA	162 West   Suite E: 2,798± SF
MAX CONTIGUOUS AREA	2800± SF
WILL SUBDIVIDE	1,400± SF
NUMBER OF FLOORS	1
FLOOR PLATE	13,500 SF
CONSTRUCTION	Masonry
ROOF TYPE	Flat / Asphalt Shingle
YEAR BUILT	1985

## SITE

SITE AREA	3.53 acres
ZONING	LB
PARKING	4.96/1000, 67 spaces
SIGNAGE	On Building and Monument
VISIBILITY	Excellent on Rt. 372
FRONTAGE	±437'
HWY.ACCESS	Rt. 9, I-91, Rt. 372
TRAFFIC COUNT	13,850 ADT

## UTILITIES

SEWER/WATER	City
GAS	Yes

## MECHANICAL EQUIPMENT

AIR CONDITIONING	100% AC
TYPE OF HEAT	Gas Forced Air
SPRINKLERED	No

**COMMENTS** Cubicles can be added

## EXPENSES

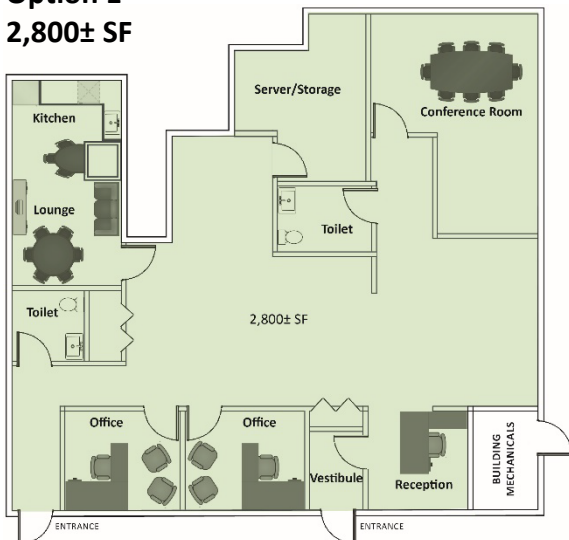
RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

**AREA RETAIL** McDonald's, KFC, D'Angelo's, Stop & Shop, People's United Bank, Dairy Queen, ShopRite, etc.

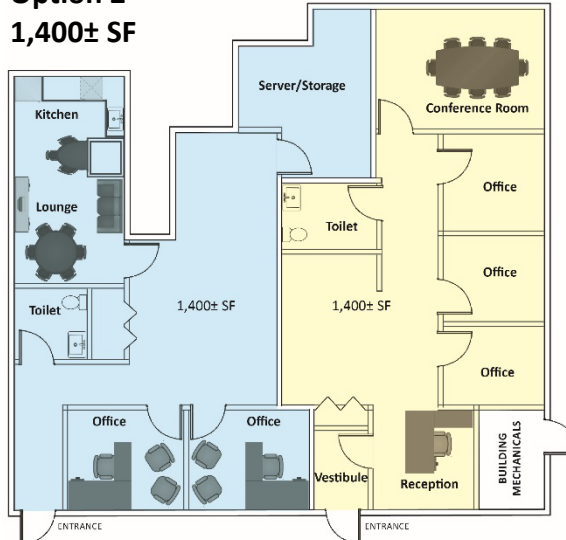
**DIRECTIONS** Rt. 9 South to Exit 19, turn left on Rt. 372/West Street.



### Option 1 2,800± SF



### Option 2 1,400± SF



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- Zoning: LB
- Rt 9 Exit 19
- Many area amenities
  - Shopping, Banking, Dining



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FIND US ON



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