

FOR LEASE | 1 Office Suite Available

Easy Access, 1 floor office suites, separate entrances

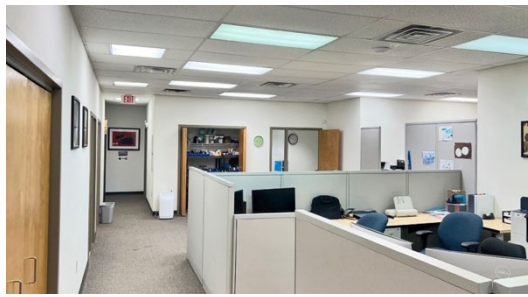
Cromwell West, 154-160-162 West Street, Cromwell, CT 06416

Bldg 2 (162 West) – Ste E – 2,798± SF | LEASE RATE: \$3,264/month plus utilities (\$14.00/SF)



Ranked in Top 50
Commercial Firms in U.S.

1 MONTH FREE



Property Highlights

- 1 office suite available
- Bldg 2 | Suite E: 2,798± SF
- Will Subdivide to 1,500± 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

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For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 860.761.6016 | lmassirio@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
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 Bldg 2 | Suite E: 2,798± SF
 MAX CONTIGUOUS AREA 2,798± SF
 WILL SUBDIVIDE 1,500± 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

EXPENSES

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

MECHANICAL EQUIPMENT

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

COMMENTS Cubicles can be added

OTHER TENANTS Rossi Group
 Beacon Services
 Feet First Foot Care

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



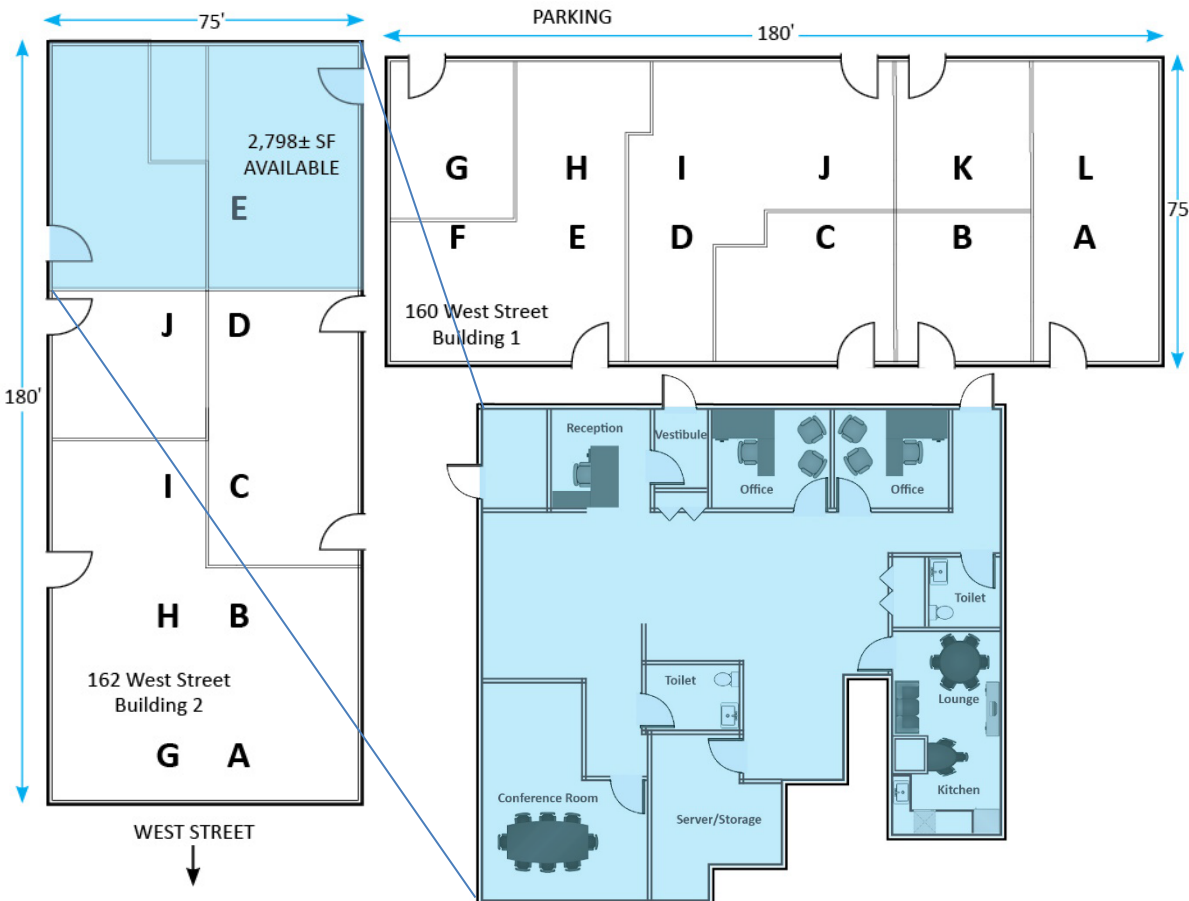
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FIND US ON



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



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