

FOR LEASE | Multiple Retail/Office Spaces at 2450 Main Street, Glastonbury, CT 06033
28,681± SF 2 STORY RETAIL BUILDING ON 1.79 ACRES



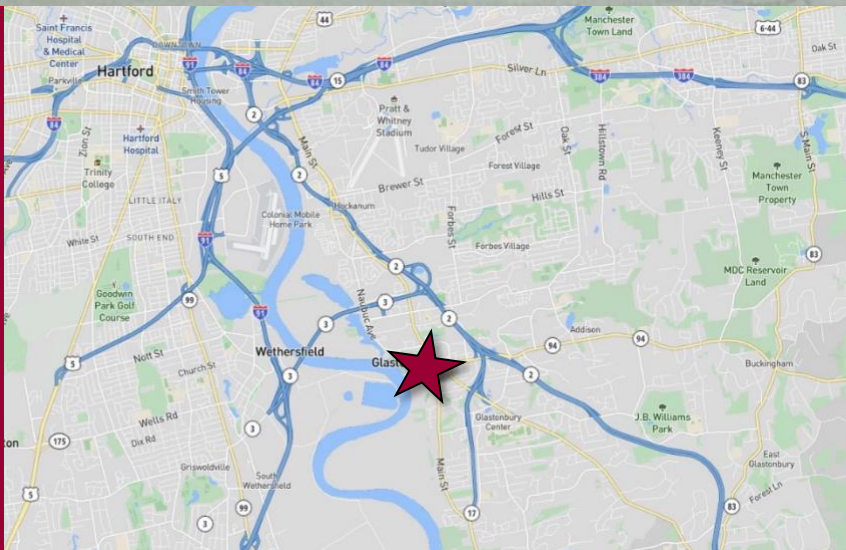
Lower Level | 1,800± SF Office | \$20.00/SF NNN & 1,100± SF Office
 Lower Level | 1,100± SF Retail | \$1,950/month gross plus electric, gas, and janitorial.
 Main Level | 2,750± SF Office | \$15.00/SF gross plus utilities & janitorial

Ranked in Top 50
 Commercial Firms in U.S.



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Property Highlights

- Multiple office/retail spaces available
- 28,681± SF Building
- 2 Stories
- 1.79 acres
- Frontage: 119' on Main St
- Frontage: 162' on Welles St
- 87 Parking spaces
- Zoning: CD
- Route 2, Exit 8
- Many area amenities

For more information contact: **Robert Gaucher | 860.761.6007 | bgaucher@orlcommercial.com**

Broker of Record: **Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257**

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 28,681± SF
 AVAILABLE AREA LL: 1,800± SF, 1,100± SF
 Main: 2,750± SF
 MAX CONTIGUOUS SF 2,750± SF
 NUMBER OF FLOORS 2
 CONSTRUCTION Masonry
 ROOF TYPE Flat, Tar & Gravel
 YEAR BUILT 1965

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Air
 SPRINKLERED Wet

OTHER TENANTS Panera, Verizon

AREA RETAIL Ben & Jerry's, Noodles & Company, Sweet Frog, Starbucks, TD Bank

SITE INFORMATION

SITE AREA 1.79± acres
 ZONING CD
 PARKING 87 spaces
 SIGNAGE Monument & On-building
 VISIBILITY Excellent
 FRONTAGE 119' Main St, 162' Welles St
 HWY.ACCESS Route 2, Exit 8

UTILITIES

SEWER Public
 WATER Public
 GAS Yes

EXPENSES

RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord
 NNN EXPENSES \$11.50/SF

COMMENTS 2 level retail/office building. Gas and electricity separately metered.

DIRECTIONS Route 2, exit 8. Right onto Hebron Ave. Right onto Main St. Property on Right.

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- Zoning: CD
- Route 2, Exit 8
- Many area amenities
 - Shopping
 - Banking
 - Dining



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