

FOR LEASE | MULTIPLE OFFICE SUITES

FULL FLOOR COULD BE MADE AVAILABLE

321 Main Street, Farmington, CT 06032

FULL FLOOR LEASE RATE: \$16/SF FULL SERVICE GROSS

INDIVIDUAL SUITE STARTING LEASE RATE: \$500/MO

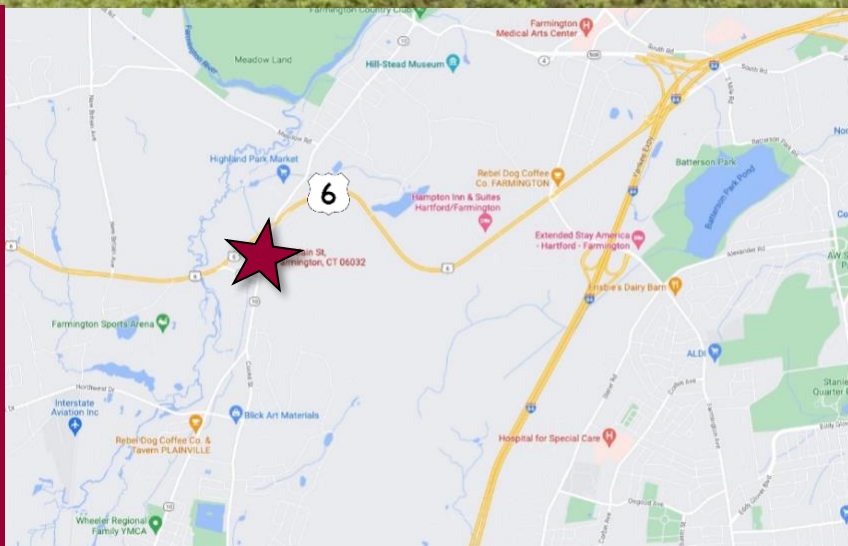


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Available Office Suites
 - 2nd Floor
 - 80± SF
 - 120± SF
 - 135± SF
 - 165± SF
 - 181± SF
- Ample Parking
- 2 Stories
- 3.16 Acres
- Zoning: R40
- Excellent Visibility
- Traffic: 13,100 ADT
- Route 6

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
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 6,900± SF
 AVAILABLE AREA 2nd Fl: 80± SF, 120± SF,
 135± SF, 165± SF, 181± SF
 NUMBER OF FLOORS 2
 FLOOR PLATE 3,450± SF
 CONSTRUCTION Wood Joist/Vinyl Siding
 ROOF TYPE Arch Shingles
 YEAR BUILT 1985

SITE INFORMATION

SITE AREA 3.16 Acres
 ZONING R40
 PARKING Ample
 SIGNAGE Directory
 VISIBILITY Excellent
 HWY.ACCESS Route 6
 TRAFFIC COUNT 13,100 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Hot Air
 SPRINKLERED 100% Wet

UTILITIES

SEWER City
 WATER City
 GAS Yes

EXPENSES

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

Property Highlights

- Available Office Suites
 - 2nd Floor
 - 80± SF
 - 120± SF
 - 135± SF
 - 165± SF
 - 181± SF
- Ample Parking
- 2 Stories
- 3.16 Acres
- Zoning: R40
- Excellent Visibility
- Traffic: 13,100 ADT
- Route 6
- Many area amenities
 - Shopping
 - Banking
 - Dining

COMMENTS Full floor could be made available. Perfect for small office users.

DIRECTIONS I-84 Exit 38, Straight on Rt. 6, Left on Rt. 552, Left on Rt. 10 N. Property will be on right.



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FIND US ON



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