

FOR SUBLEASE | 10,913± SF Free Standing Retail Store COPACO SHOPPING CENTER

331 Cottage Grove Road, Bloomfield, CT 06002

LEASE RATE: \$18/SF NNN

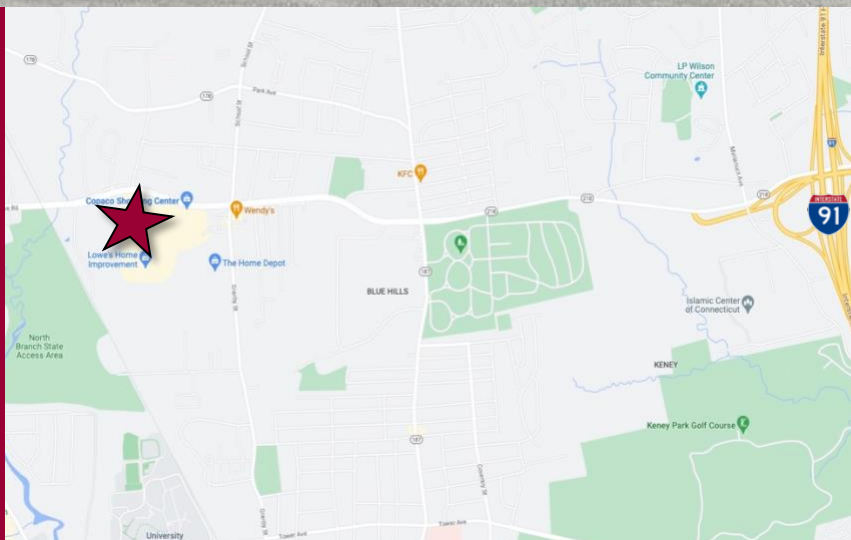


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 10,913± SF Available
- Single Story
- Clear Height: 15'
- Ample Parking
- On-Building Signage
- Traffic: 27,000 ADT
- I-91, Exit 35B
- Top Rated Power Center

For more information contact: **Jay Morris** | 860-721-0033 | jmorris@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 10,913± SF
 AVAILABLE AREA 10,913± SF
 MAX CONTIGUOUS AREA 10,913± SF
 WILL SUBDIVIDE TO N/A
 NUMBER OF FLOORS 1
 COLUMN SPACING TBD
 CLEAR HEIGHT 15'
 LOADING DOCKS 1
 CONSTRUCTION Masonry
 ROOF TYPE Flat, Rolled Composite
 YEAR BUILT 1971, renovated 2016

SITE INFORMATION

SITE AREA 62.53 Acres
 ZONING I-1
 PARKING Ample
 SIGNAGE On Building
 HWY.ACCESS I-91, Exit 35B
 TRAFFIC COUNT 27,000 ADT

UTILITIES

SEWER City
 WATER City
 GAS Yes

MECHANICAL EQUIPMENT

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

EXPENSES

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

AREA RETAIL Copaco Center has many natinal tenants which include: Lowes, Stop & Shop, McDonalds, CVS, AT&T, Firestone, Five Below, Burlington Coat Factory, Dollar Tree and Planet Fitness.

COMMENTS Goodwill is interested in subleasing this prime free standing retail building.

DIRECTIONS I-91, Exit 35B. Left onto Putnam Hwy (Rt 218). Straight onto Cottage Grove Rd (Rt 218).

Property Highlights

- 10,913± SF Available
- Sublease through 1/31/27
- Single Story
- Clear Height: 15'
- Ample Parking
- On-Building Signage
- Traffic: 27,000 ADT
- I-91, Exit 35B
- Top Rated Power Center
- Many area amenities
 - Supermarket
 - Banking
 - Dining



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