

# FOR LEASE | MULTIPLE OFFICE / RETAIL SPACES

Sebethe River Plaza, 35-45 Mill Street, Berlin, CT 06037

Main Level | 1,260± SF | \$1,400/mo plus utilities  
Main Level | 1,400± SF | \$1,500/mo plus utilities  
Upper Level | 588± SF | \$600/mo plus utilities

Upper Level | 800± SF | \$600/mo plus utilities  
Upper Level | 830± SF | \$700/mo plus utilities

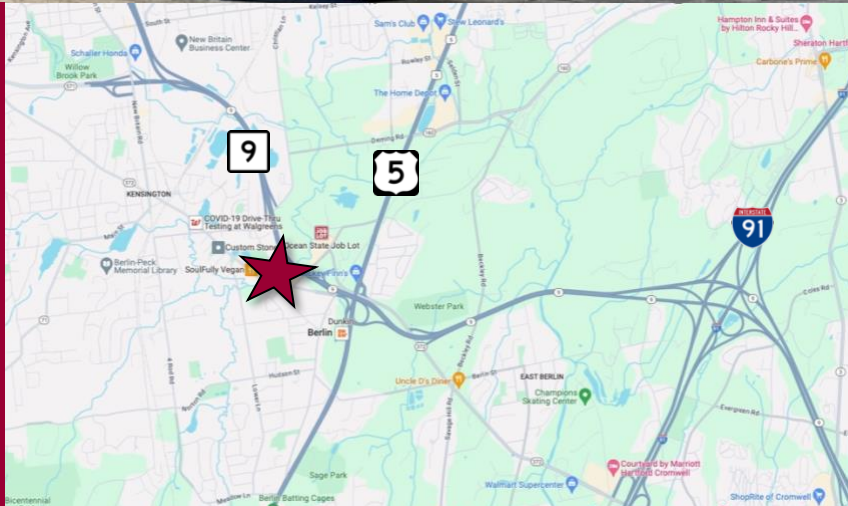


Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- 5 Office / Retail Spaces
  - Main Floor
    - 1,260± SF
    - 1,400± SF
  - Upper Level
    - 588± SF
    - 800± SF
    - 830± SF
- Signage: On-building/Pylon
- Parking: 40+ spaces
- Minutes from Rt. 9 & I-91

For more information contact: Luke Massirio | 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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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## BUILDING INFORMATION

GROSS BLD. AREA 9,420± SF  
 AVAILABLE AREA Up to 1,400± SF  
 MAX CONTIGUOUS AREA 1,400± SF  
 WILL SUBDIVIDE TO 588± SF  
 SPACE BREAKDOWN Main Level: 7,300± SF  
 Upper Level: 2,120± SF  
 NUMBER OF FLOORS 2  
 CONSTRUCTION Wood Frame  
 ROOF TYPE Gable/Hip, Asph/F Gls/Cmp  
 YEAR BUILT 1961

## SITE INFORMATION

SITE AREA 0.60 Acre  
 ZONING CCD-2  
 PARKING 40+ Spaces  
 SIGNAGE On-Building / Pylon  
 VISIBILITY On Route 372  
 HWY.ACCESS I-91, Rt. 372, Rt. 9  
 TRAFFIC COUNT 11,600 ADT

## UTILITIES

SEWER City  
 WATER City  
 GAS Yes

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas, Forced Hot Air  
 SPRINKLERED No  
 ELECTRIC SERVICE 100 amp

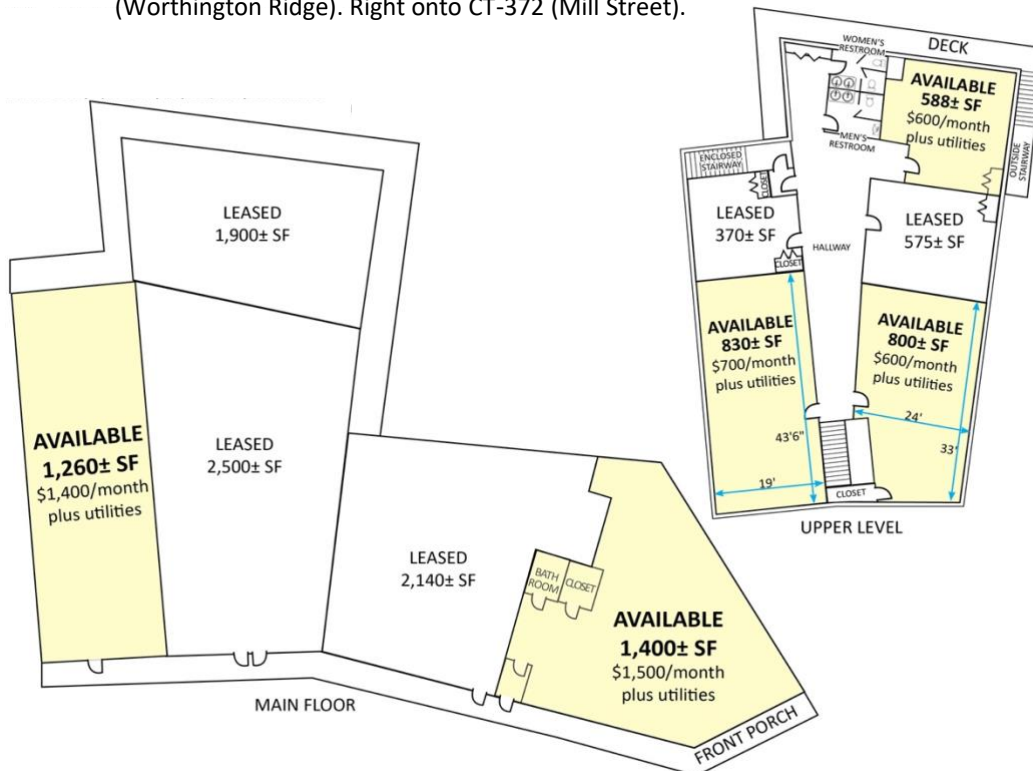
## EXPENSES

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

**AREA RETAIL** True Value, Subway, Dunkin', Stop & Shop, CVS

**COMMENTS** Small retail/office plaza with prime end-cap space for lease. Complete façade renovation in 2017.

**DIRECTIONS** I-91 South, Exit 22. Rt. 9 North, Exit 22. Right onto Frontage Road. Right onto CT-372 (Worthington Ridge). Right onto CT-372 (Mill Street).



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    - 830± SF
- Signage:
  - On-building/Pylon
- Parking: 40+ spaces
- 2 Stories
- Zoning: CCD-2
- Minutes from Rt. 9 & I-91
- Many area amenities
  - Shopping
  - Banking
  - Dining



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