

FOR SALE | 12,087± SF OFFICE BUILDING (OWNER/USER) EXCEPTIONAL LOCATION, MINUTES FROM DOWNTOWN HARTFORD



60 Darlin Street, East Hartford, CT 06108

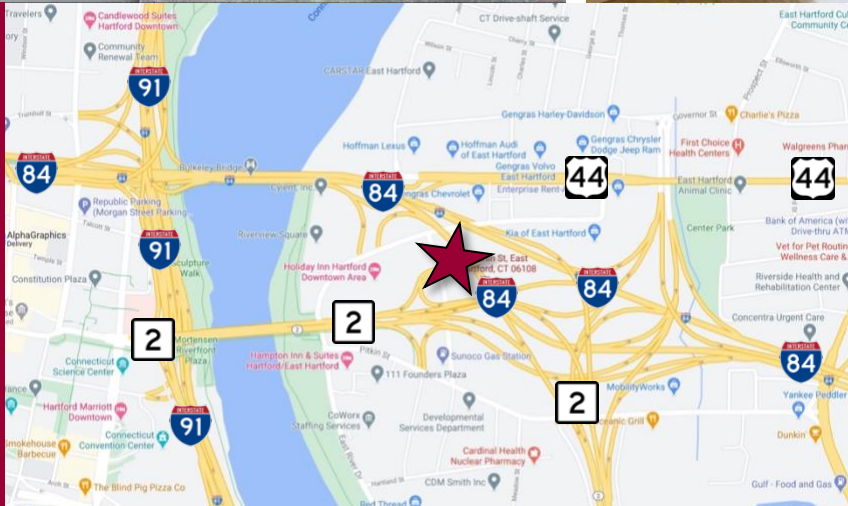
SALE PRICE: \$1,250,000

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 12,087± SF Building
- 2 Stories
- 1 Elevator
- New HVAC
- 2.02± Acres
- Parking: 60± Spaces
- Signage: Monument
- Traffic:
 - 1,150 ADT on Darlin St
 - 107,600 ADT on I-84
- Route 2, Exit 3

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

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 12,087± SF
AVAILABLE AREA 12,087± SF
NUMBER OF FLOORS 2
CONSTRUCTION Steel Frame
ROOF TYPE Flat
YEAR BUILT 1974

SITE INFORMATION

SITE AREA 2.02± Acres
ZONING B3
PARKING 60± Spaces
SIGNAGE Monument
HWY.ACCESS Route 2, Exit 3
TRAFFIC COUNT Darlin St: 1,150 ADT
I-84: 107,600 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air (New HVAC)
TYPE OF HEAT Gas, Hot Water (New HVAC)
SPRINKLERED Yes
ELEVATOR(S) 1

UTILITIES

SEWER Public
WATER Pubic
GAS Yes

COMMENTS Located immediately off Route 2, Exit 3 with easy access to I-84 & I-91

TAXES

ASSESSMENT \$758,330
MILL RATE 47.66
TAXES \$36,142

DIRECTIONS Route 2, Exit 3

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- Signage: Monument
- New HVAC
- Traffic:
 - 1,150 ADT on Darlin St
 - 107,600 ADT on I-84
- Zoning: B3
- Route 2, Exit 3
- Many area amenities
 - Shopping
 - Banking
 - Dining



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FIND US ON



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