

FOR LEASE | 2,204± SF OFFICE SPACE

2ND FLOOR SPACE

72 Queen Street, Southington, CT 06489

LEASE RATE: \$19/SF FULL SERVICE GROSS

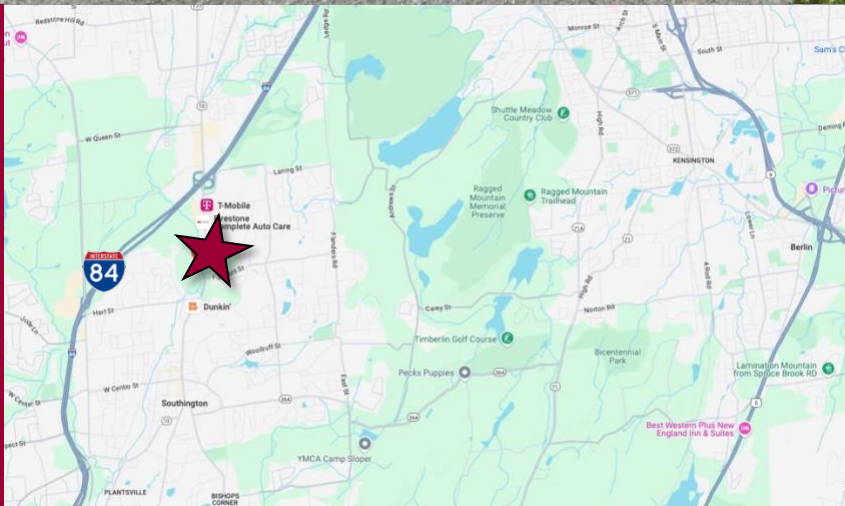


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 9,518± SF Building
- 2,204± SF Available | 2nd fl
- 2 Stories
- Elevator
- Renovated in 2018
- 0.96 Acre
- Parking: 49 Spaces
- Signage: Pylon / Directory
- Zoning: B
- Traffic: 18,700 ADT
- I-84, Exit 32

For more information contact: Mark Berkowitz | 860.761.6009 | mberkowitz@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 9,518± SF
AVAILABLE AREA 2,204± SF on 2nd Fl
NUMBER OF FLOORS 2
FLOOR PLATE 4,759± SF
CONSTRUCTION Brick / Masonry
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1988
RENOVATED 2018

SITE INFORMATION

SITE AREA 0.96 Acre
ZONING B
PARKING 49 Spaces
SIGNAGE Pylon / Directory
VISIBILITY Excellent
HWY.ACCESS I-84, Exit 32
TRAFFIC 18,700 ADT

UTILITIES

SEWER Public
WATER Public
GAS Yes

EXPENSES

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

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED No
ELEVATOR(S) 1

OTHER TENANTS CCR Wealth Management,
Accu-Vision

COMMENTS This is a must see for professional office users. Very attractive office space with window views from all private offices. Desirable amenities including private conference rooms, lounge area and kitchen.

DIRECTIONS I-84, Exit 32. Right onto Queen St (Route 10). Property is on the right.

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- Traffic: 18,700 ADT
- I-84, Exit 32
- Many area amenities
 - Shopping
 - Banking
 - Dining



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