

FOR SALE/LEASE

OFFICE/MEDICAL/RETAIL

±12,000 SF

520 CROMWELL AVENUE

Rocky Hill, CT



CBRE/New England is pleased to offer for sale/lease 520 Cromwell Avenue, a ±12,000 SF, single-story building on 1.82 acres. This property is conveniently located on Route 3 off Interstate 91 at Exit 23 (West Street) in Rocky Hill, Connecticut.



PROPERTY FEATURES

- + ±12,000 SF office/medical/retail building
- + Easily subdividable for multi-tenant scenario
- + Commercially zoned
- + 6.66/1,000 SF parking ratio
- + **Amenities:** Fitness room with lockers, and showers outside patio with seating
- + **Comments:** Seller will consider leasing back a portion of the building as a credit union branch on a long-term basis. Back-up generator on-site, metal roof and recently paved parking lot
- + **For Sale:** Please contact broker
- + **For Lease:** \$15.00/SF NNN



LOCATION MAP



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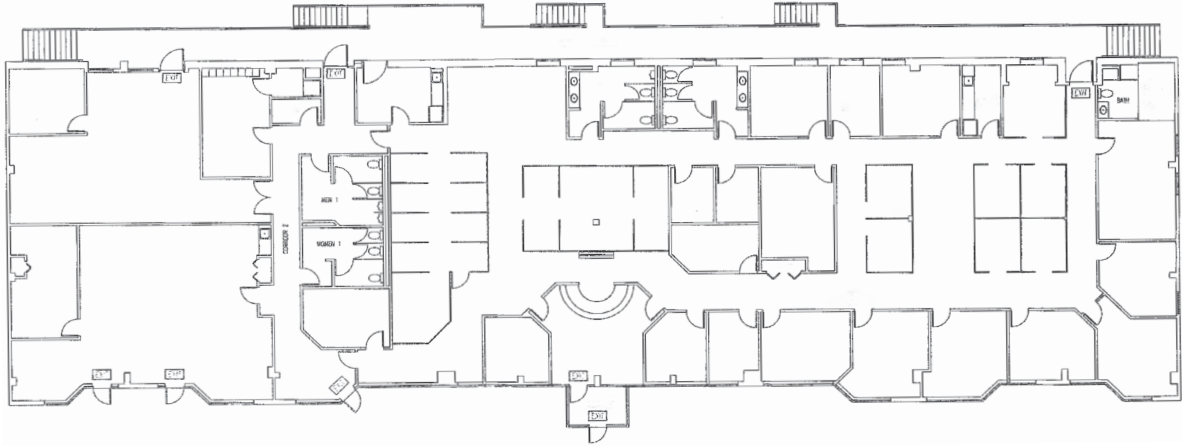
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FLOOR PLAN



AERIAL MAP



*In addition to 520 Cromwell Avenue, 521 Cromwell Avenue and Lot 031 A are for sale/lease and can be sold individually or as a portfolio.



CONTACT US

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