

30 Dorset Crossing Drive

Simsbury, Connecticut

Medical Building for Sale or Lease

12,679 usable square feet

Ask Price: \$1,950,000



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Academic co-Realty Services is pleased to present a premier medical office building in Simsbury. Located at Dorset Crossing on Route 202, the building features 12,679 square feet of usable space. Built in 2012, the building has clinical space with office suites and a community room; an urgent care suite with radiology room; and lab space with several blood drawing stations. The seller will entertain a lease with option to buy, or lease rate of \$17.50 sf / yr plus \$9 sf / yr CAM charge.

Additional land approved for various uses is also available at Dorset Crossing, which features The Pointe apartment complex. The site has direct frontage on Route 202, where there is a signalized entrance into the complex. The land is level, with very well drained soils. Daily traffic count is about 12,000, and all utilities are available. The site is just 15 minutes from Bradley International Airport, and 25 minutes from downtown Hartford.



For more information, contact:

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