

# FOR LEASE | 1,500± SF OFFICE / FLEX SPACE

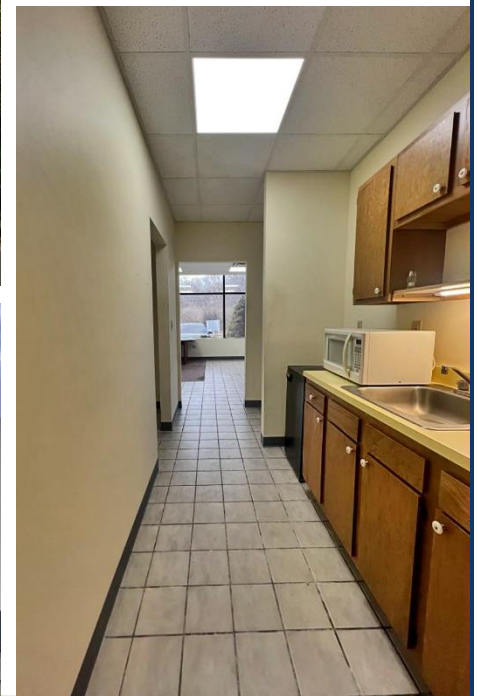
## BRIGHT OPEN SPACE FOR LEASE | CALL BROKER FOR PRICING

21 Overlook Drive, Hamden, CT 06514

LEASE RATE: \$10-12/SF Modified Gross + Utilities

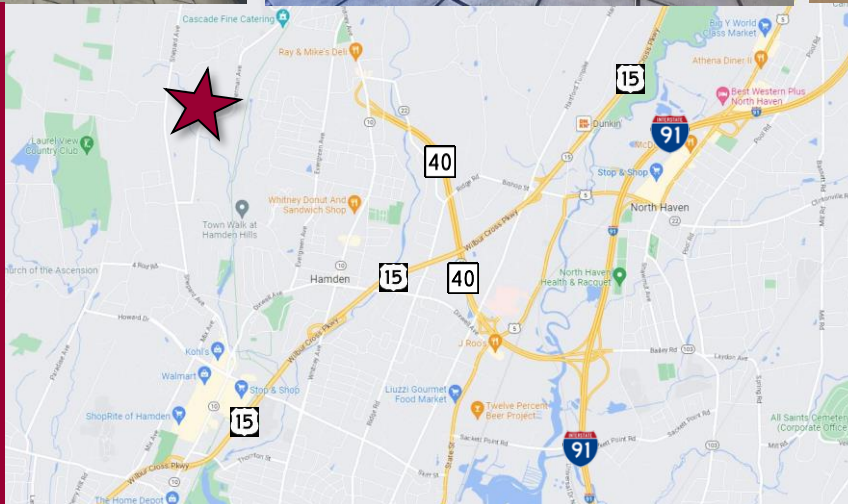


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- For Lease
- 1,500± SF Industrial / Office space
- A/C
- Built in 1991
- Multi-tenanted building
- Located on 0.6± acre
- Open parking in front of building

For more information contact:

**Jamie Cuzzocreo | 203-909-1716 | [jcuzz@orlcommercial.com](mailto:jcuzz@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  
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 BLDG AREA 5,740± SF  
 AVAILABLE AREA 1,500± SF  
 NUMBER OF FLOORS 1  
 CONSTRUCTION Steel  
 ROOF TYPE Metal/Tin  
 YEAR BUILT 1991

### SITE INFORMATION

SITE AREA 0.6± acre  
 ZONING M  
 PARKING Open parking, 14± spaces  
 SIGNAGE Building  
 FRONTAGE 110.47' Feet  
 HWY ACCESS Route 40 connector to I-91

### MECHANICAL EQUIPMENT

AIR CONDITIONING Yes  
 TYPE OF HEAT Gas, Hot Air  
 ELECTRIC SERVICE 3 Phase 400amp

### EXPENSES

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

### UTILITIES

SEWER Public Connected  
 WATER Public Connected  
 GAS Yes

### TAXES

ASSESSMENT \$255,850  
 MILL RATE 55.48  
 TAXES \$14,195

**COMMENTS** O,R&L Commercial is pleased to offer 1,500± SF of bright and open Office / Flex space for Lease located at 21 Overlook Drive in Hamden, CT. There is open parking in front of the building.

**DIRECTIONS** I-91 to Exit 10 to the Route 40 connector to Sherman Ave to Overlook Drive

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