

FOR LEASE - 2,800 & 3,000 SF +/- 2ND FLOOR OFFICE SPACE

45 Connair Road, Orange

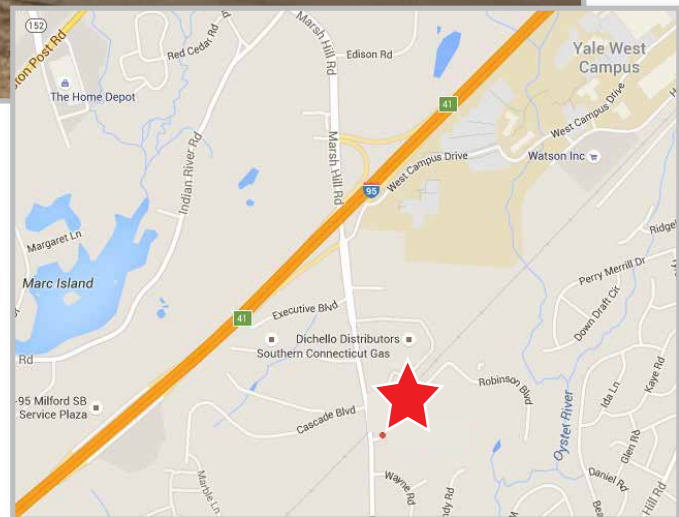


COLONIAL PROPERTIES



BUILDING INFORMATION

Lease Price: **\$8.95/SF + Utilities**
Available SF: 2,800 & 3,000 SF +/-
Parking Spaces: Ample
Occupancy: Immediate
Zoning: LI-2



HIGHLIGHTS

- Less than 1 mile to I-95
- Both units offer an abundance of natural light
- Flexible floor plans
- Dedicated bathrooms

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	7,192	54,249	124,145
Households	2,888	22,177	47,485
Avg. HH Income	\$98,728	\$94,004	\$88,180

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



200 Boston Post Road, Orange, CT 06477

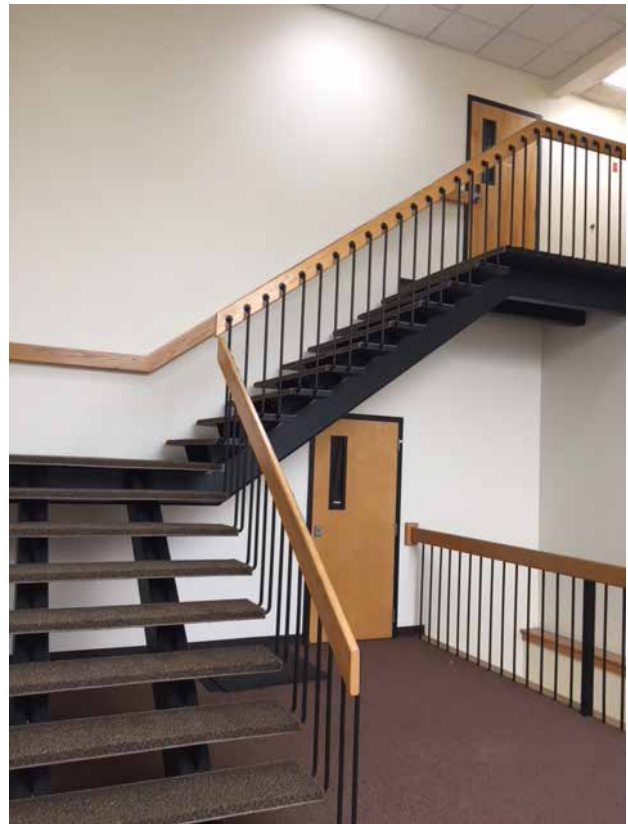
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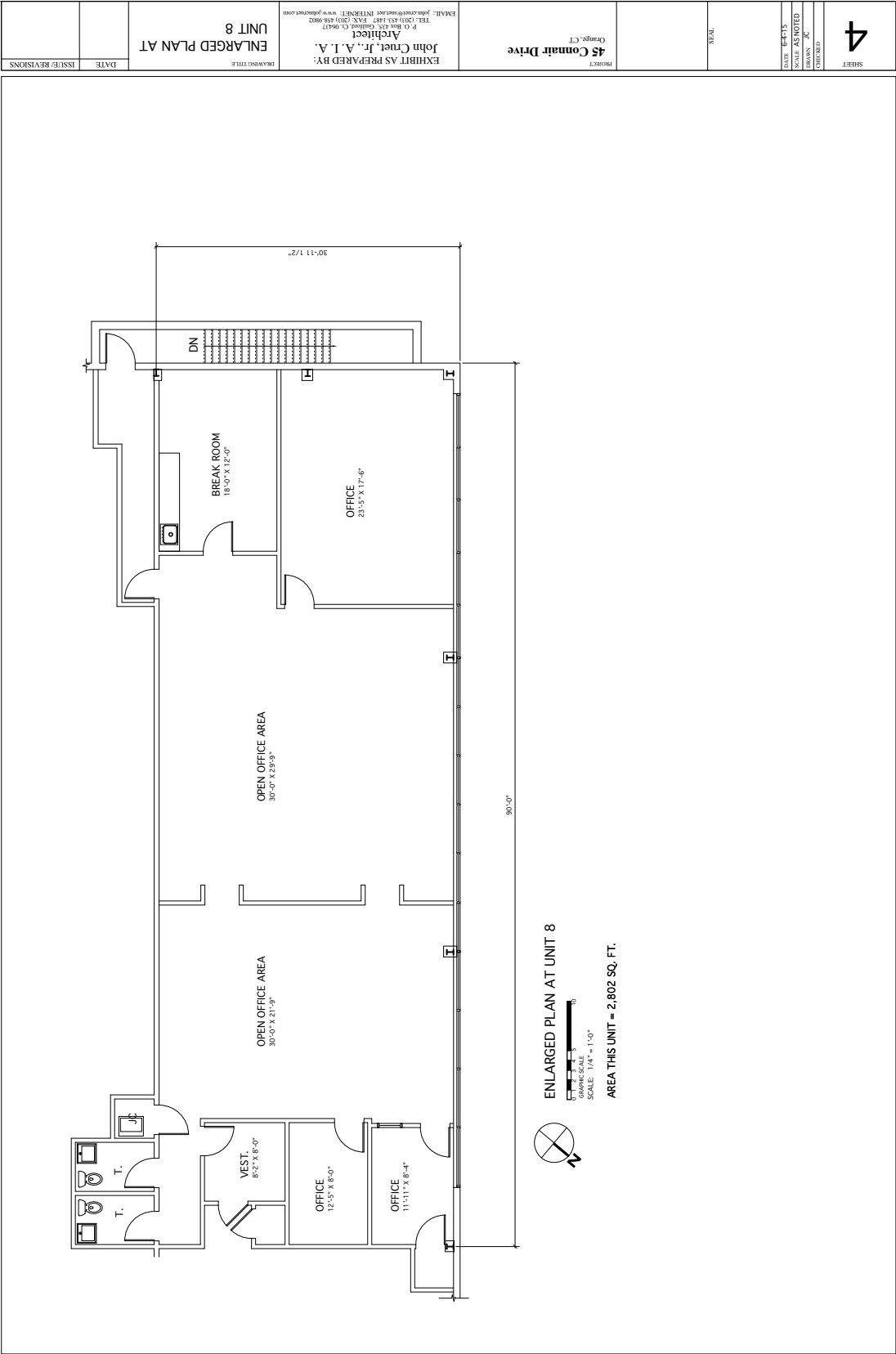
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