

FOR LEASE | 6,250± SF OFFICE/FLEX SPACE

WAREHOUSE: 1,750± SF & OFFICE: 4,500± SF IN 2 SUITES

700 Corporate Row, Cromwell, CT 06416

LEASE RATE: \$11.00/SF NNN

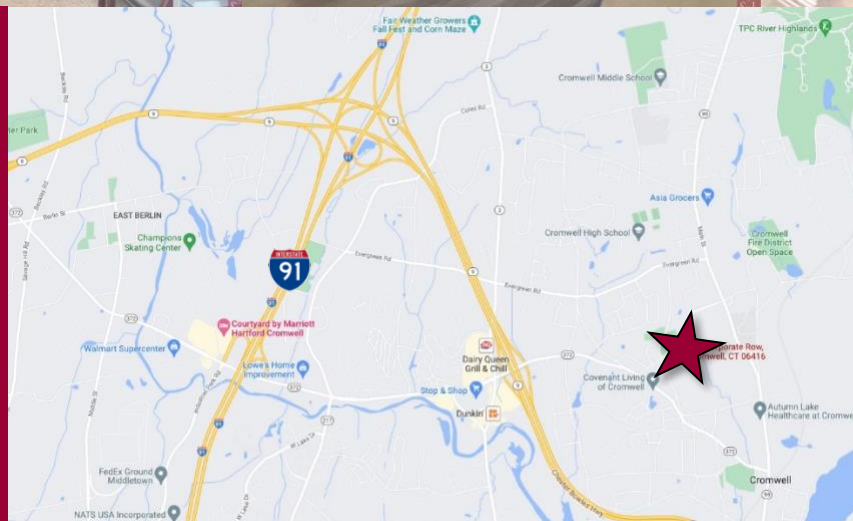


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 6,250± SF Available
 - Warehouse: 1,750± SF
 - Office: 4,500± SF
- 2 Stories
- 1.04± Acres
- 1 Loading Dock
- 1 Drive-in Door
- Clear Height: 18'
- 29 Parking Spaces
- 1.5 miles to Route 9 & I-91
- Many area amenities

For more information contact:

Robert Gaucher | 860-761-6007 | bgaucher@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
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 6,250± SF
AVAILABLE AREA 6,250± SF
OFFICE AREA 4,500± SF in 2 Suites
WAREHOUSE AREA 1,750± SF
NUMBER OF FLOORS 2
CLEAR HEIGHT 18'
LOADING DOCKS 1
DRIVE-IN DOORS 1
CONSTRUCTION Steel Frame/Concrete Block
ROOF TYPE Metal Standing Seam
YEAR BUILT 1988

SITE INFORMATION

SITE AREA 1.04± Acres
ZONING I
PARKING 29 spaces including 2 HC
SIGNAGE Monument
VISIBILITY Good
HWY.ACCESS 1.5 miles to Rt 9 & I-91

UTILITIES

SEWER City
WATER City
GAS Yes

MECHANICAL EQUIPMENT

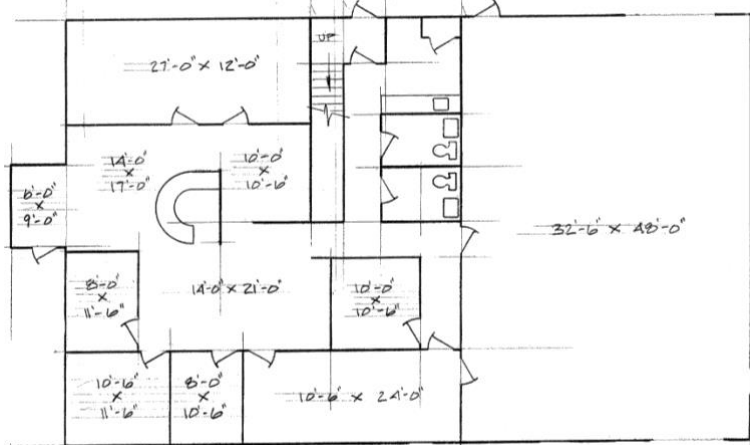
AIR CONDITIONING Central Air
TYPE OF HEAT Gas Fired Forced Hot Air
SPRINKLERED No
ELECTRIC SERVICE 400 amps
ELEVATOR(S) No

EXPENSES

RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord
TAXES \$2.19/SF

COMMENTS Rare, small office/flex building, good condition.

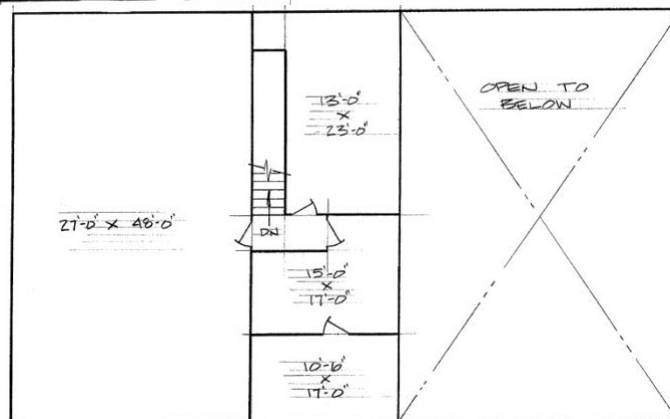
DIRECTIONS Rt. 9 to West Street; south on Rt. 372; left on Hillside Road; right on Corporate Row.



1st Floor Plan



2nd Floor Plan



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- 29 Parking Spaces
- 1.5 miles to Route 9 & I-91
- Many area amenities
 - Shopping
 - Banking
 - Dining



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