

Suites from $\pm 3,480$ -6,750 SF

Single-Story Flex Office

20-30 Beaver Road
Wethersfield, Connecticut

Property Overview

CBRE is pleased to bring to your attention the availability of approximately $\pm 10,320$ SF of single-story flex office space at 20-30 Beaver Road in Wethersfield, Connecticut. 20-30 Beaver Road is a 21,000 SF office property located just off the Silas Deane Highway (Route 99), approximately one mile from Interstate 91 at Exit 24. This high-quality flex building offers parking in both the front and rear of the property, exterior monument signage and excellent access to nearby amenities and retail services on Route 99.

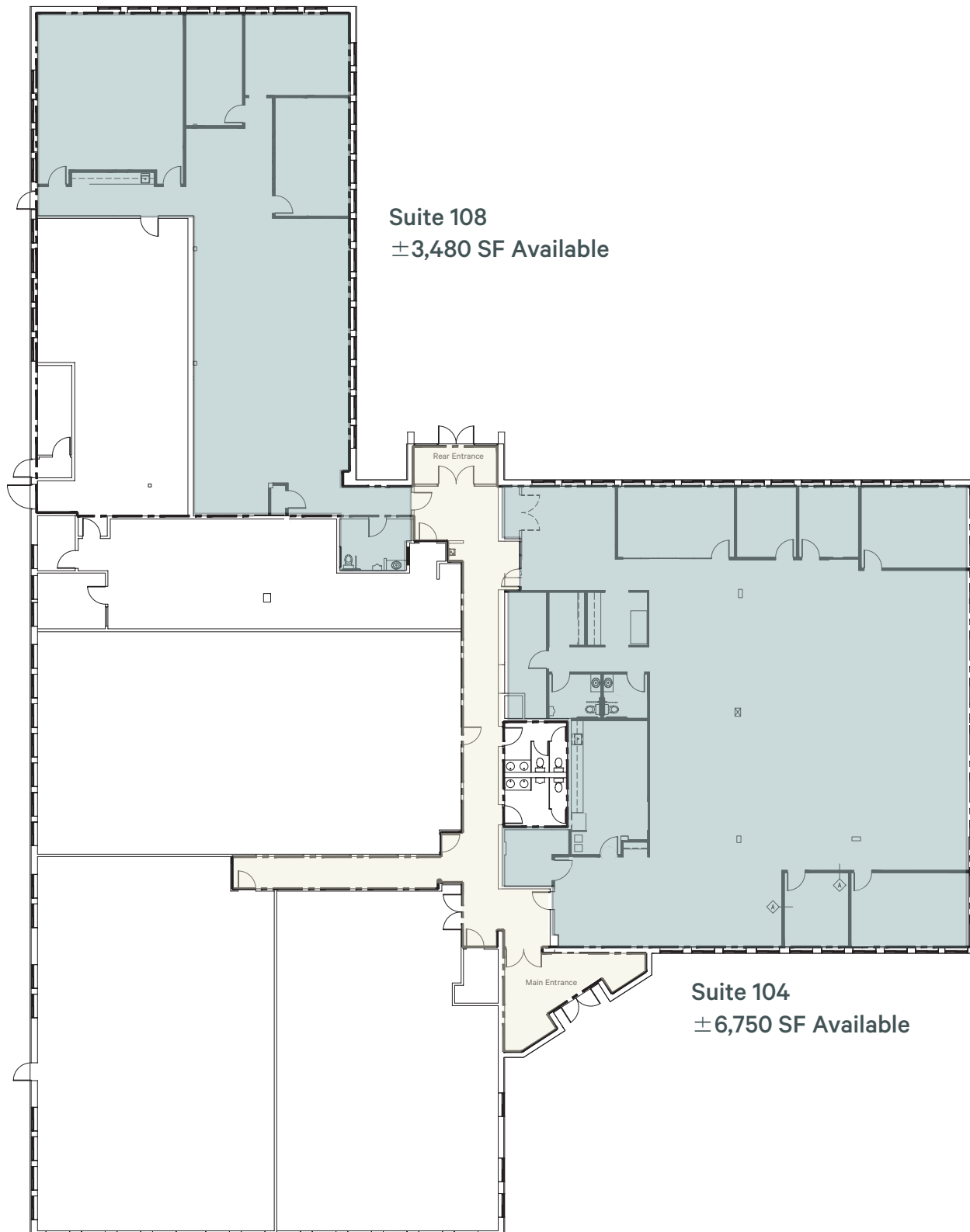
Current tenants include Apex Lighting Solutions, Dental Associates of Wethersfield, Building Bridges LLC and the Law Offices of Rothenberg & Cianciola LLC.

Property Highlights

- + High-quality, single-story flex office space
- + Available space consists of two suites:
 - $\pm 3,480$ SF (Suite 108)
 - $\pm 6,750$ SF (Suite 104)
- + 4/1,000 SF on-site parking ratio
- + Exterior monument and building signage available
- + One mile to Interstate 91 via Route 99
- + Asking rental rate of \$14.00/SF Gross + Janitorial/Utilities



Available Floorplan



Suites from $\pm 3,480$ -6,750 SF Available
20-30 Beaver Road | Wethersfield, Connecticut

For Lease

Photo Gallery



Suites from ±3,480-6,750 SF Available
20-30 Beaver Road | Wethersfield, Connecticut

For Lease

Building Specifications

Building Information

Gross Building Area	±21,000 SF
Year Built/Renovated	1980/2007
No. of Floors	One (1)
Common Area Add-on Factor	8%
Exterior Construction	Masonry
Foundation/Floors	Concrete
Roof Type	Flat Tar & Gravel

Site Details

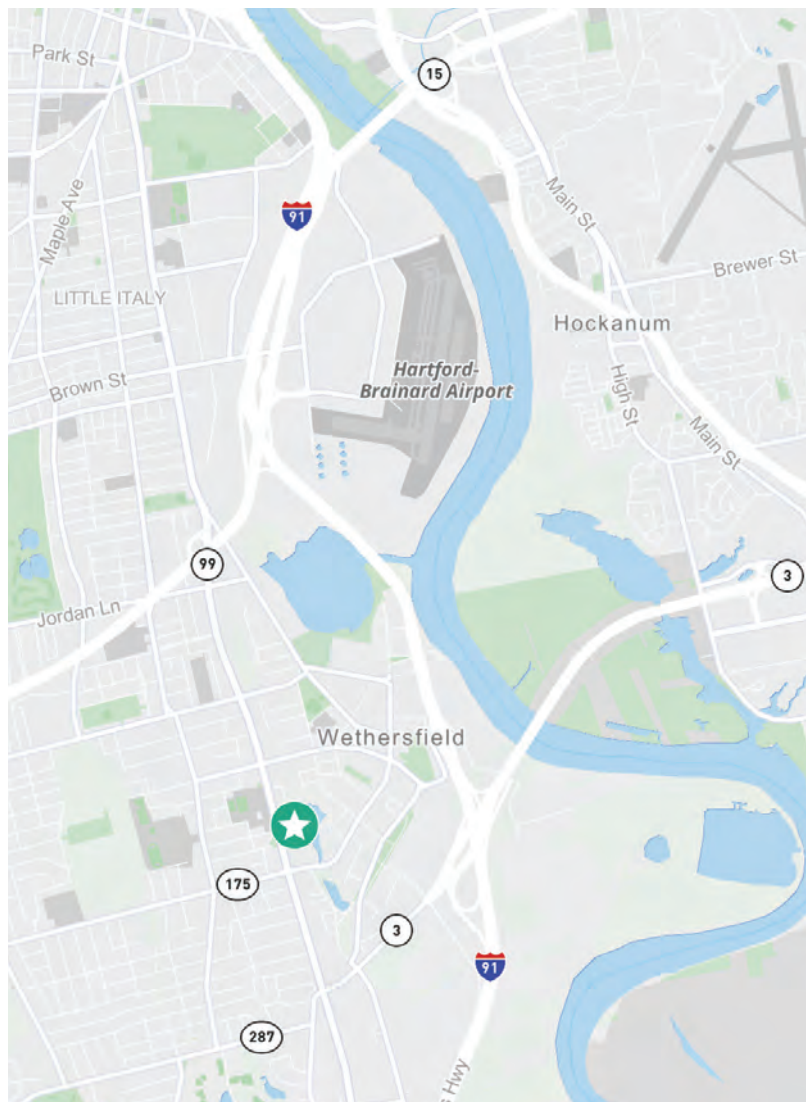
Lot Size	±1.50 Acres
Zoning	Industrial
Parking	4/1,000 SF

Mechanical

Sprinklered	100%
Type of Heat	Gas-fired, forced air
Air Conditioning	Central Air

Utilities

Water/Sewer	Town of Wethersfield
Gas	CNG
Electric	Eversource



Contact Us

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