

FOR LEASE

55 Main Street, Enfield, CT 06082

MULTIPLE OFFICE SUITES AVAILABLE

LEASE RATE: \$14/SF MODIFIED GROSS + ELECTRIC

HIGHLIGHTS

- Available Suites from 711± SF up to 20,000± SF
- Fully Renovated with Hardwood Floors, Exposed Brick & Skylights
- On-site Health Club
- Directory Signage
- Well-maintained
- 1 mile to I-91 Exit 48
- Many area amenities

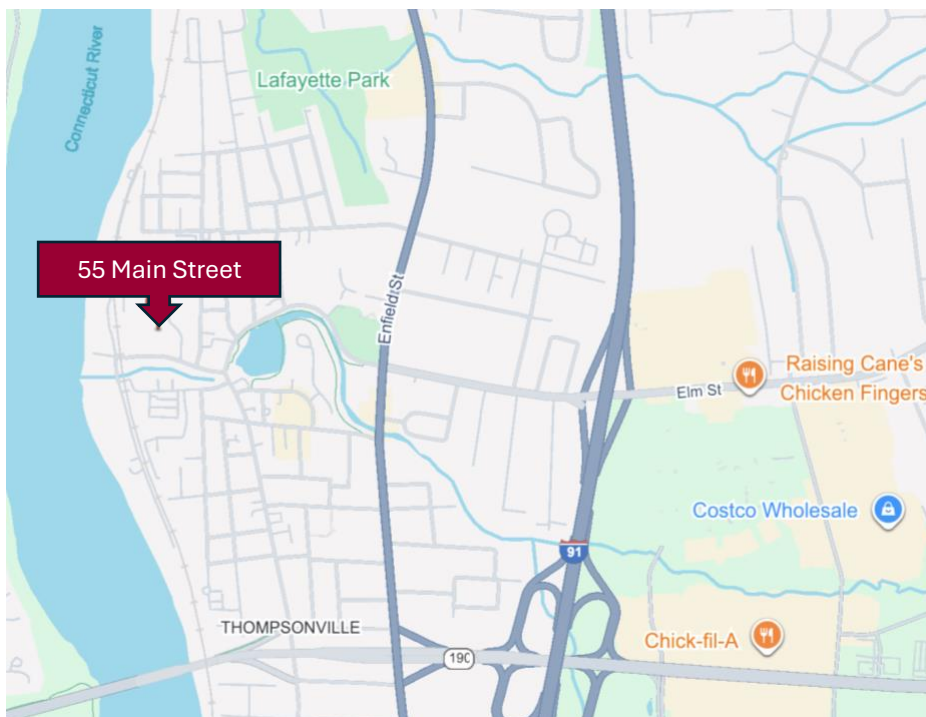
CONTACT

Thomas Wilks

Office: (860) 761-6018

Cell: (860) 478-7954

Email: twilks@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



FOR LEASE

\$14/SF MODIFIED GROSS + UTILITIES

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BUILDING INFORMATION

GROSS BLD. AREA: 63,810± SF

AVAILABLE AREA: 711 – 20,000± SF

MAX CONTIGUOUS AREA: 20,000± SF

WILL SUBDIVIDE TO: 711± SF

OF FLOORS: 1

CONSTRUCTION: Brick

ROOF TYPE: Sawtooth

YEAR BUILT: 1923

RENOVATED: 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Heat Pump

SPRINKLERED: Yes, Wet System

SITE INFORMATION

SITE AREA: 24.27± Acre

ZONING: SDD

PARKING: Ample On Site

SIGNAGE: Directory

HWY ACCESS: 1 Mile to I-91, Exit 48

UTILITIES

SEWER: Public

WATER: Public

GAS: Yes

EXPENSES

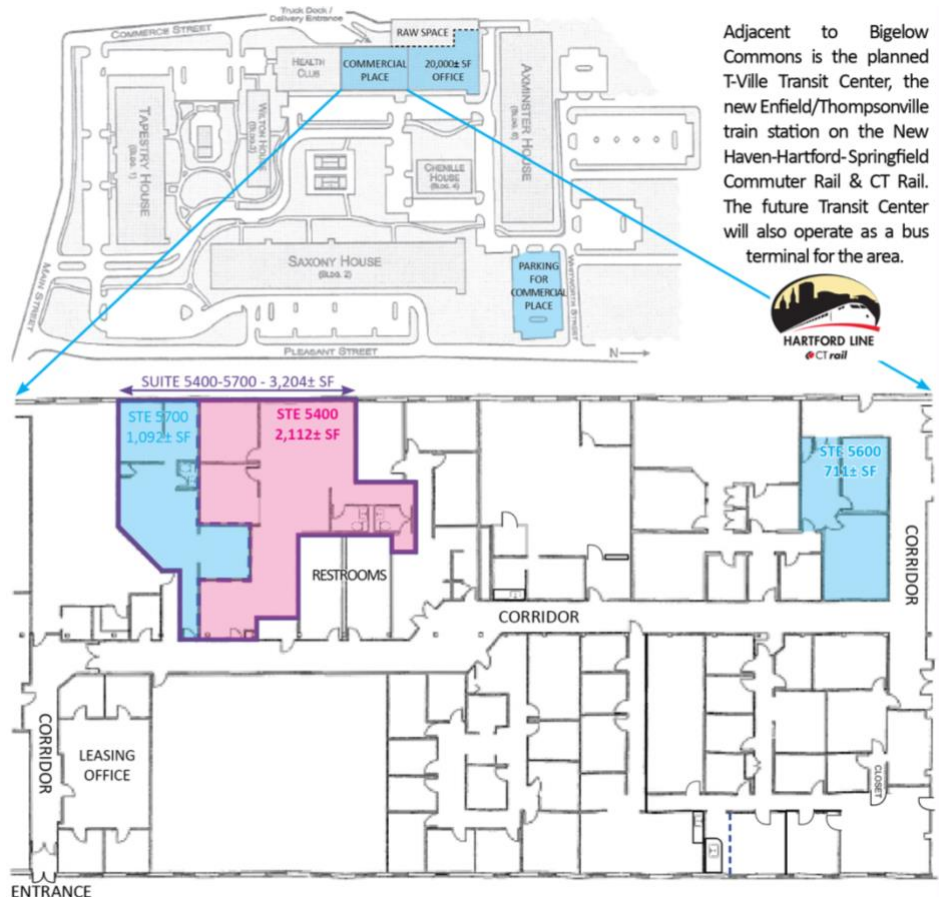
RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☐ Tenant ☒ Landlord



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