



FOR LEASE

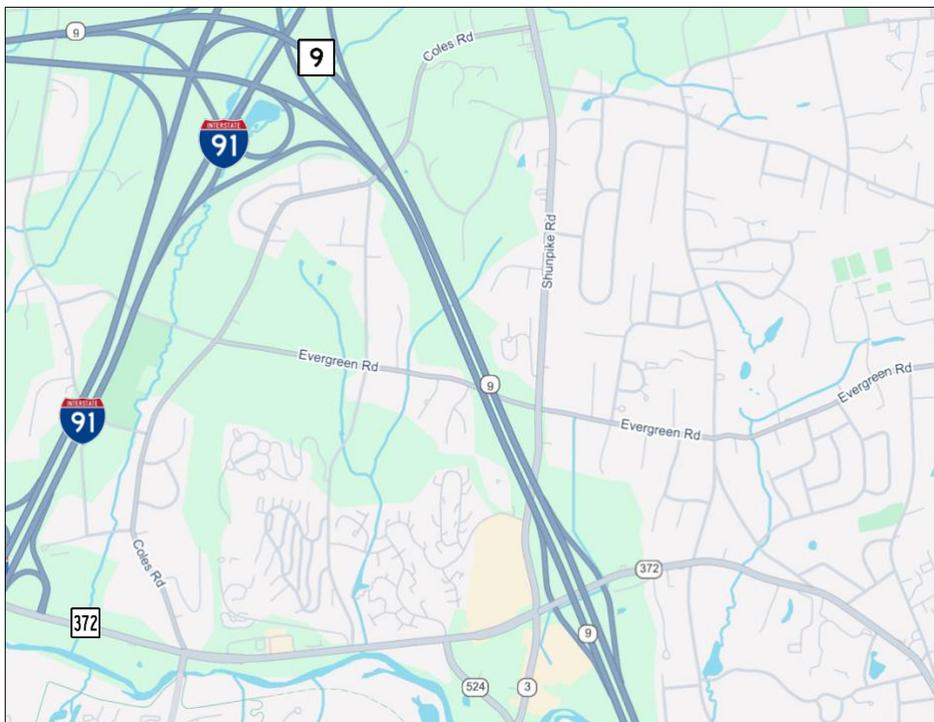
80 Shunpike Road, Cromwell, CT 06416

UP TO 7,400± SF FULLY BUILT OUT MEDICAL OFFICE SPACE AVAILABLE

LEASE RATE \$22.00/SF NNN

HIGHLIGHTS

- 22,226± SF Medical Office Building
- Up to 7,400 SF available (Full 3rd Floor)
- Will Subdivide to 1,600± SF
- 3 floors
- 100 parking spaces (4.76/1000)
- Adjacent to Middlesex Health Primary Care
- Traffic Count: 10,772 ADT
- Directly off Rt. 9, Exit 27
- Many area amenities available including dining, banking, and shopping.



CONTACTS

Luke Massirio | (860) 761-6016

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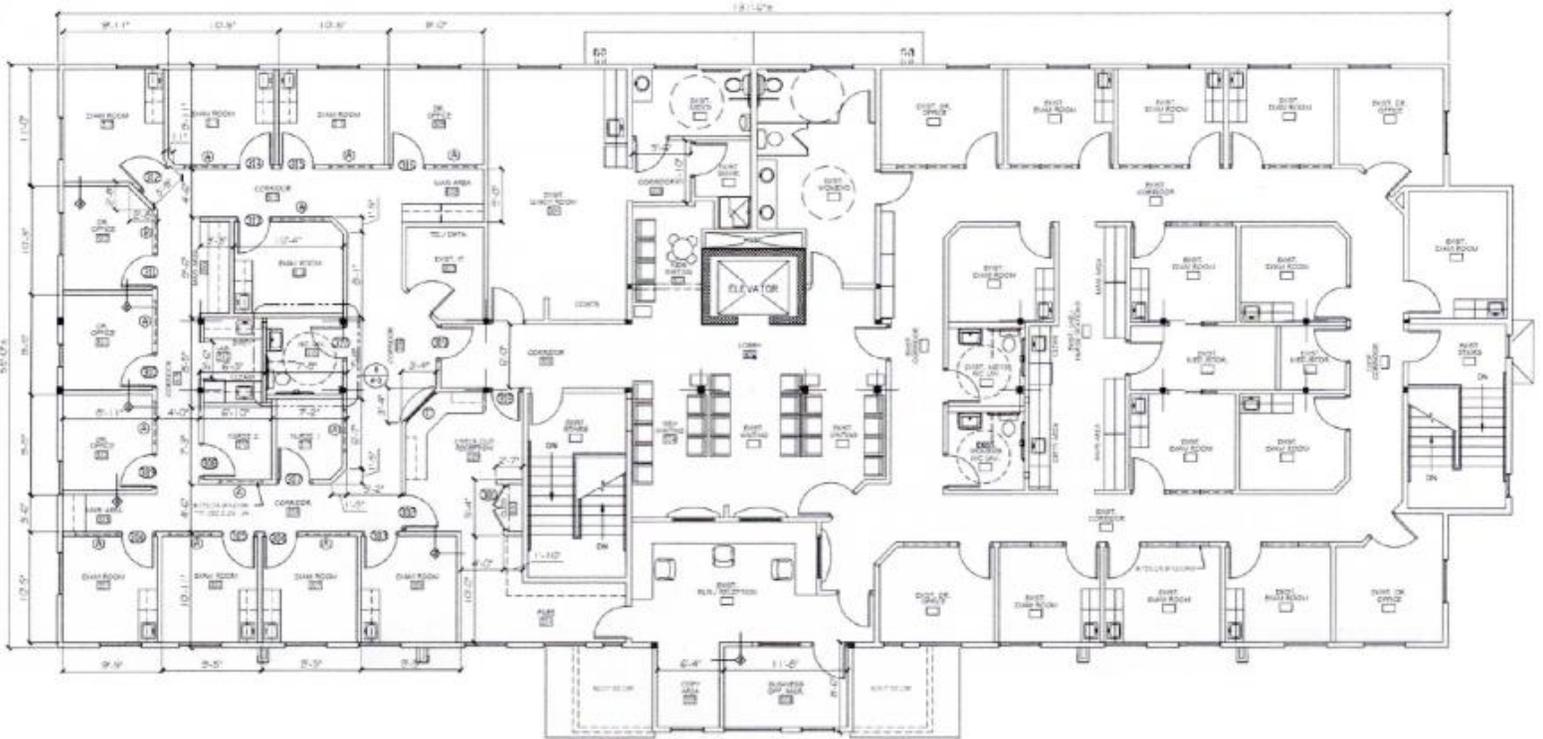


2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

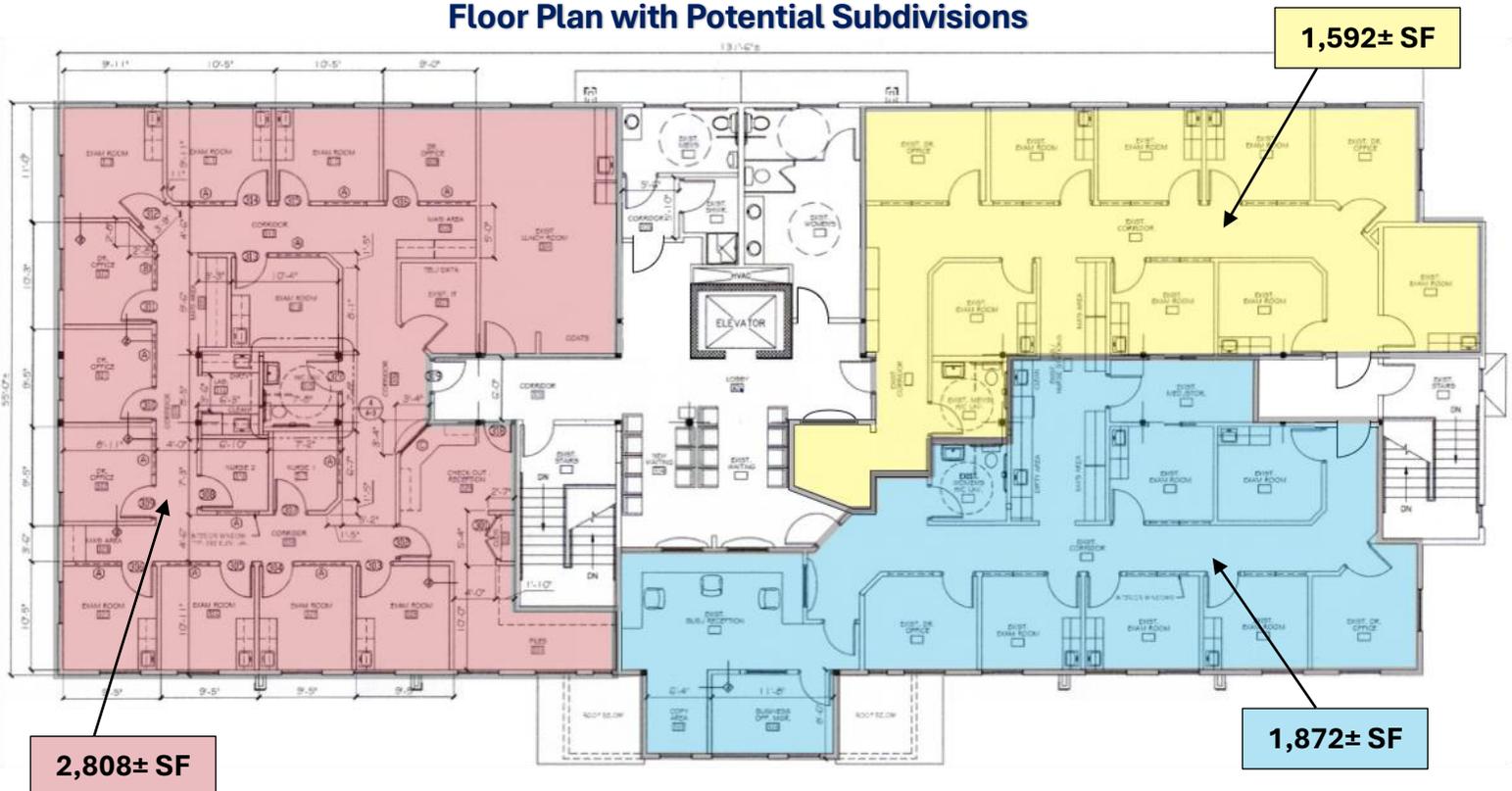
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

Floor Plan – Whole Floor (no subdivisions)



Floor Plan with Potential Subdivisions



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80 Shunpike Road, Cromwell, CT

Up to 7,400± SF Fully Built Out Medical Office

BUILDING INFORMATION

GROSS BLD. AREA: 22,226± SF

AVAILABLE AREA: 7,400± SF (Full 3rd Floor)

WILL SUBDIVIDE TO:

1,592± SF

1,872± SF

2,808± SF

NUMBER OF FLOORS: 3

CONSTRUCTION: Masonry

ROOF TYPE: Asphalt Shingle

YEAR BUILT: 2007

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central

HEAT: Gas, forced air

SPRINKLERED: 100%

ELECTRIC/POWER: TBD

SITE INFORMATION

SITE AREA: 2.21 acres

ZONING: BP

PARKING: 100 parking spaces (4.76/1000)

SIGNAGE: Monument and Directory

VISIBILITY: Excellent on Shunpike Rd (Rt. 3)

HWY ACCESS: Directly off Rt. 9 Exit 27

TRAFFIC COUNT: 10,772 ADT

UTILITIES

SEWER/WATER: Public

GAS: Yes

TAXES

ASSESSMENT: \$2,656,430

MILL RATE: Town: 27.33 | District: 3.46

TAXES: \$ 81,791.50/year

EXPENSES

RE TAXES: Tenant Landlord

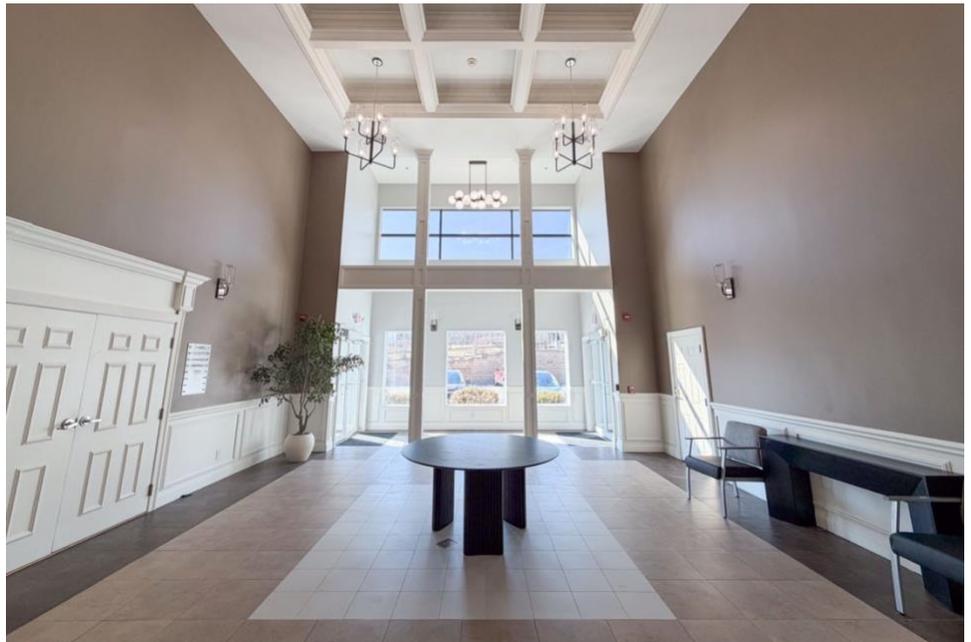
UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

CAM NNN EXPENSES: Estimated at \$9.45/SF



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