

FOR SALE or LEASE: OFFICE CONDOMINIUM TOTALING 1,911± SF MADISON SQUARE PROFESSIONAL OFFICE COMPLEX

SALE PRICE: \$382,200 or \$200/SF

LEASE PRICE: \$21.00/SF NNN

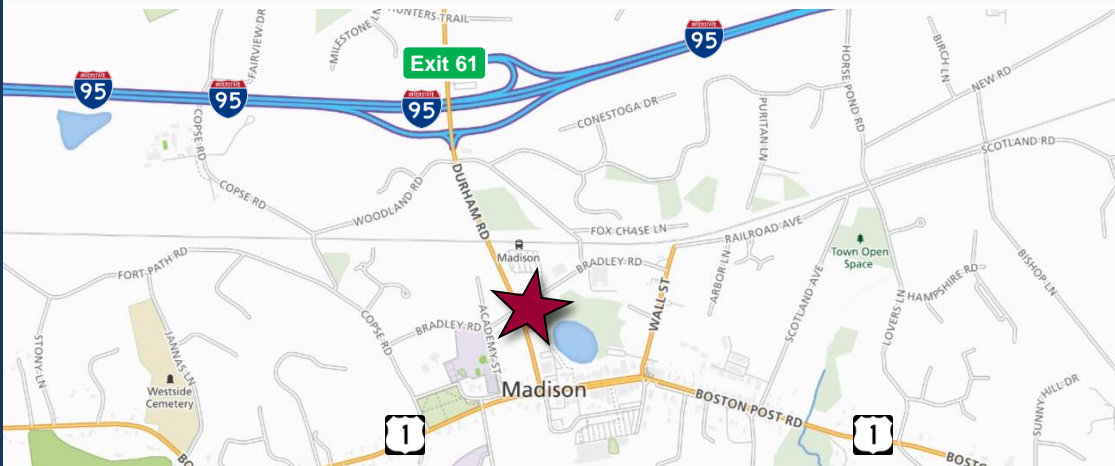
Madison Square, 71 Bradley Road, Madison, CT 06443



Ranked in Top 50
Commercial Firms in U.S.



O,R&L Commercial is pleased to present a first floor professional office condominium for Sale or Lease totaling 1,911± SF located at 71 Bradley Road in the shoreline town of Madison CT. The Madison Square office complex offers premier suites in an elevated signature building with central air and gas heat. The property is located near downtown Madison, is in close proximity to the Madison train station and has convenient access to I-95 and Route 1. Originally developed in 1990, the property has been professionally maintained. Sale Price: \$382,200 | Lease Rate: \$21.00/SF NNN. Call Listing Broker for additional information.



Property Highlights

- Professional Office Condominium
- Available for Sale or Lease
 - 1,911± SF – Unit 4
 - First Floor location
- 40 Parking spaces, 4/1,000
- ADT: 12,800 on Durham Rd
- Zoning: D
- I-95 to Exit 61
- Close to Madison train station & Route 1

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com

Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

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 BLDG AREA 17,829± SF
AVAILABLE AREA 1,911± SF – First Floor
MIN / MAX AREA 1,911± SF / 1,911± SF
NUMBER OF FLOORS 2
CEILING HEIGHT 10'±
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt shingles
YEAR BUILT 1990

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
ELEVATOR Yes

SITE

SITE AREA Land in Common
ZONING Commercial
PARKING 40 spaces, 4/1000 ratio
SIGNAGE Building
VISIBILITY Excellent
HWY ACCESS I-95, Exit 61
TRAFFIC COUNT 12,800± ADT – Durham Rd

UTILITIES

SEWER Septic
WATER Public Connected
GAS Public Connected

TAXES

ASSESSMENT #4: \$176,600
MILL RATE 29.41
TAXES \$5,193.82

COMMENTS Professional office condominium for Sale or Lease totaling 1,911± SF located at 71 Bradley Rd in the shoreline town of Madison, CT. The Madison Square office complex offers premier suites in an elevated signature building with central air and gas heat. The property is located near downtown Madison, in close proximity to the Madison train station, with convenient access to I-95 and Route 1.

DIRECTIONS I-95 to Exit 61 to Durham Rd to Bradley Rd to Madison Square office complex.

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Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with Us



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