

FOR SALE | 18,000± SF OFFICE / FLEX BUILDING

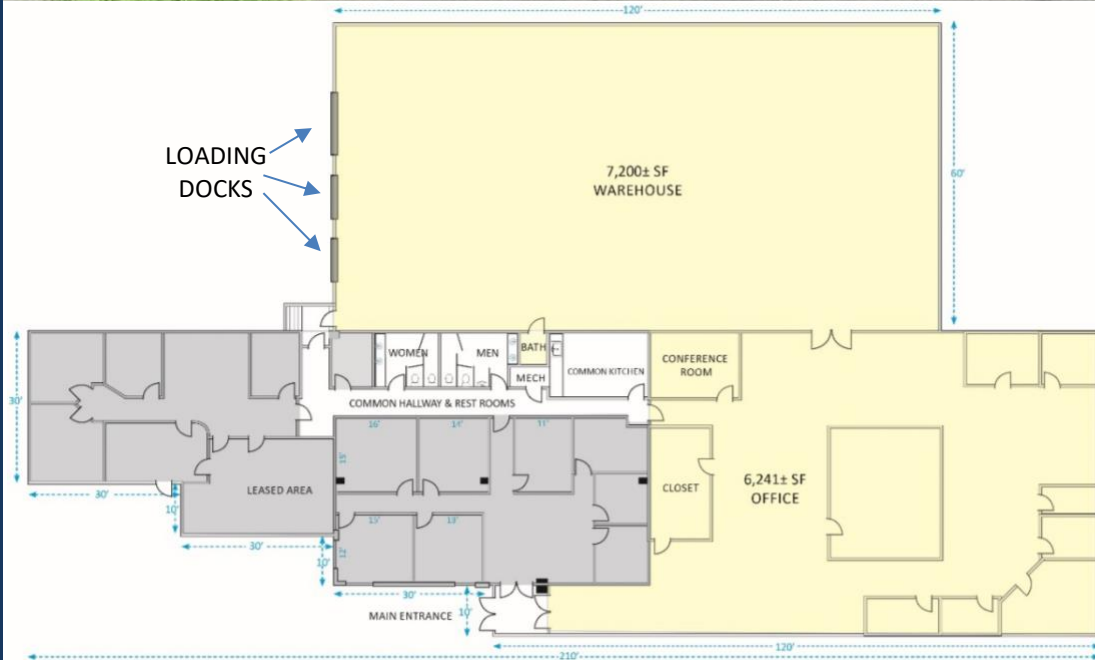
FOR LEASE | 13,441± SF FLEX SPACE

124 White Oak Drive, Berlin, CT 06037

SALE PRICE: \$1,795,000 | LEASE RATE: \$8.75/SF NNN

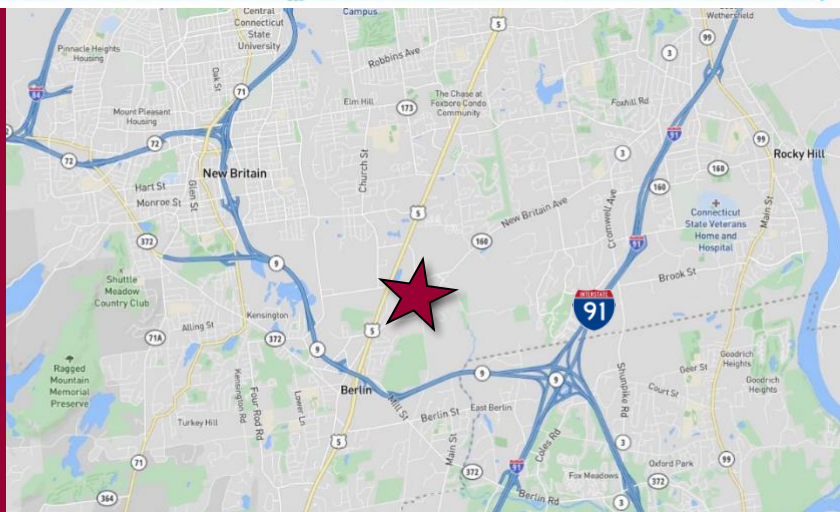


Ranked in Top 50 Commercial Firms in U.S.



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Property Highlights

- 18,000± SF Building
- 13,441± SF for Lease
- 1 Story
- 3.05± Acres
- Ample parking
- Access to common kitchen & Rest rooms
- Free WI-FI
- Signage: Monument
- Zoning: PI
- Route 9, Exit 21

For more information contact:

Luke Massirio | 860.761.6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com) or Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto: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.

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**BUILDING INFORMATION**

GROSS BLD. AREA 18,000± SF  
AVAILABLE AREA 13,441± SF CONTIGUOUS  
SPACE BREAKDOWN 7,200± SF WH, 6,241± SF OFC  
NUMBER OF FLOORS 1  
LOADING DOCKS 3  
CLEAR HEIGHT 15' – 16' WH, 9' 4" office  
CONSTRUCTION Steel Frame, Masonry  
ROOF TYPE Flat, Tar & Gravel/Rubber  
YEAR BUILT 1990

**MECHANICAL EQUIPMENT**

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air  
SPRINKLERED No  
ELECTRIC SERVICE 200 amp 120/208 v, 3 phase

**TAXES**

ASSESSORS \$945,200  
MILL RATE 30.21  
RE TAXES \$28,555

**COMMENTS** Access to common kitchen and restrooms. Tenant must provide own dumpster.

**DIRECTIONS** Route 9, Exit 21. Right on Berlin Tpke, Right on Wethersfield Rd, Right on White Oak Dr.

**SITE INFORMATION**

SITE AREA 3.05± Acres  
ZONING PI  
PARKING Ample  
SIGNAGE Monument  
VISIBILITY White Oak Drive  
HWY.ACCESS Route 9, Exit 21

**UTILITIES**

SEWER/WATER City  
GAS Yes

**EXPENSES**

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

**Property Highlights**

- 18,000± SF Building
- 13,441± SF for Lease
- 1 Story
- 3.05± Acres
- Ample parking
- 3 loading docks
- Access to common kitchen & Rest rooms
- Free WI-Fi
- Signage: Monument
- Zoning: PI
- Route 9, Exit 21
- Many area amenities
  - Shopping
  - Banking
  - Dining



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