



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

56 West Main Street, Plainville, CT 06062

4,924± SF MEDICAL/OFFICE SPACE

LEASE RATE \$14/SF NNN

Click Here to
Visit 3D space on
Matterport
or Scan QR Code



HIGHLIGHTS

- 4,924± SF Building
- Can be subdivided to:
 - 1,200± SF
 - 3,724± SF
- 1 Story
- 2 Main Entrances
- 1.63 Acres
- Parking: 25± Spaces
- Zoning: CC
- Traffic: 8,900 ADT
- I-84, Exit 33 | Route 72

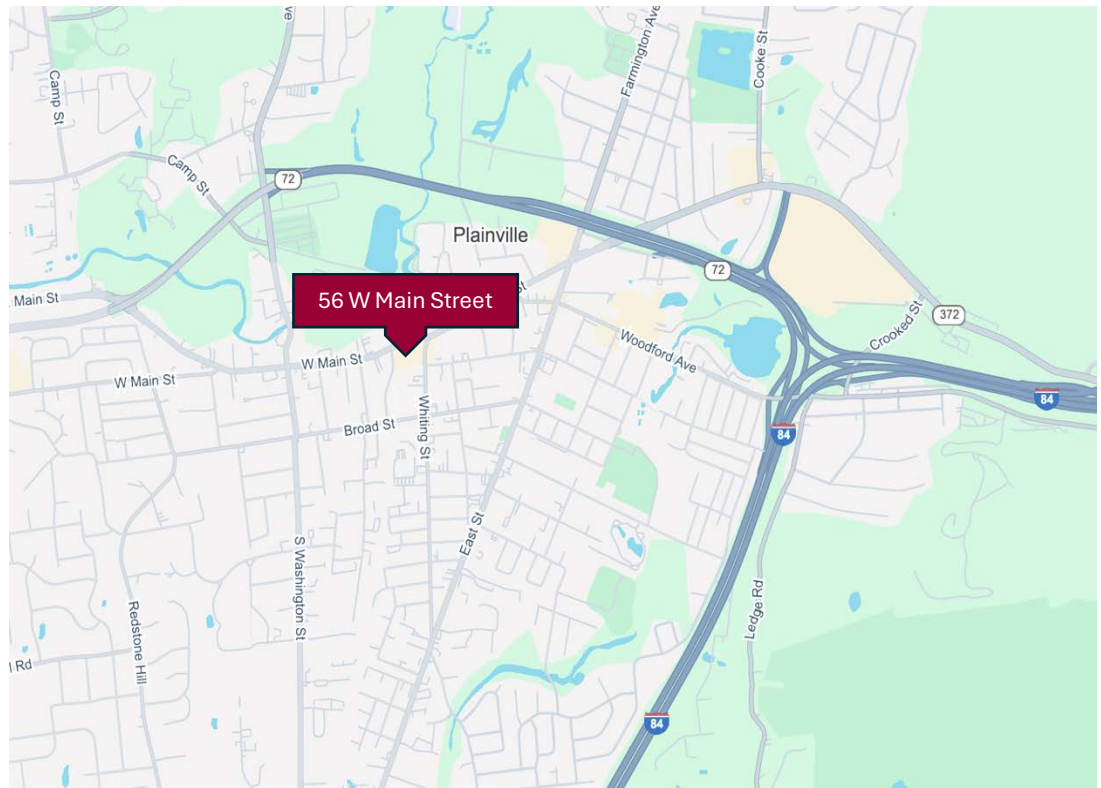
CONTACT

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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 NNN

56 West Main Street, Plainville, CT 06062

4,924± SF – WILL SUBDIVIDE TO 1,200± SF & 3,724± SF

BUILDING INFORMATION

GROSS BLD. AREA: 4,974± SF

AVAILABLE AREA: 4,974± SF

MAX CONTIGUOUS AREA: 4,974± SF

WILL SUBDIVIDE TO: 1,200± SF & 3,724± SF

OF FLOORS: 1

CONSTRUCTION: Wood Frame / Brick

ROOF TYPE: Gable, Asphalt Shingles

YEAR BUILT: 2005

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Hot Air

SPRINKLERED: TBD

SITE INFORMATION

SITE AREA: 1.63 Acre

ZONING: CC

PARKING: 25± Spaces

SIGNAGE: Pylon / On-Building

VISIBILITY: Excellent on Route 72

FRONTAGE: 110'

HWY ACCESS: I-84, Exit 33 | Route 72/372

TRAFFIC COUNT: 8,900± ADT

UTILITIES

SEWER: Public

WATER: Public

GAS: Yes

EXPENSES

RE TAXES:

☒ Tenant ☐ Landlord

UTILITIES:

☒ Tenant ☐ Landlord

INSURANCE:

☒ Tenant ☐ Landlord

MAINTENANCE:

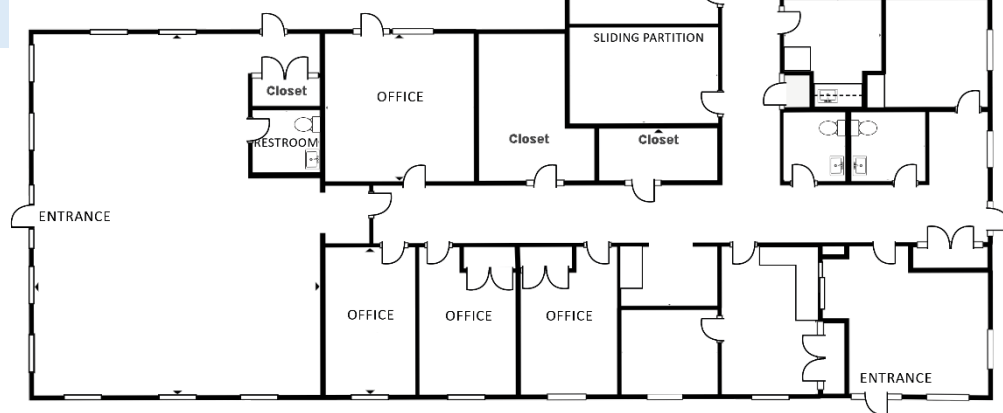
☒ Tenant ☐ Landlord

JANITORIAL:

☒ Tenant ☐ Landlord

NNN's

\$4.50/SF



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