



Ranked in Top 50  
Commercial Firms in U.S.



# FOR SALE OR LEASE – Former Hanger Clinic

10 County Line, Cromwell, CT 06416

14,220± SF FLEX BUILDING (OFFICE; MEDICAL; LIGHT INDUSTRIAL) ON 2.14± ACRES

SALE PRICE: \$2,100,000 | LEASE RATE: \$10/SF NNN

## HIGHLIGHTS

- **Flexible Buildout / Delivery Options**
- Ample Parking, 71 Spaces
- Newer Construction (2012)
- **Former Hanger Clinic Location**
- Great Access to I-91 & Route 9
- 14,220± SF Flex Building (Office; Medical; Light Industrial)
  - Divisible to 4,000± SF
- 2 (10'x10') Drive-in Doors and/or Loading Dock Available

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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: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300



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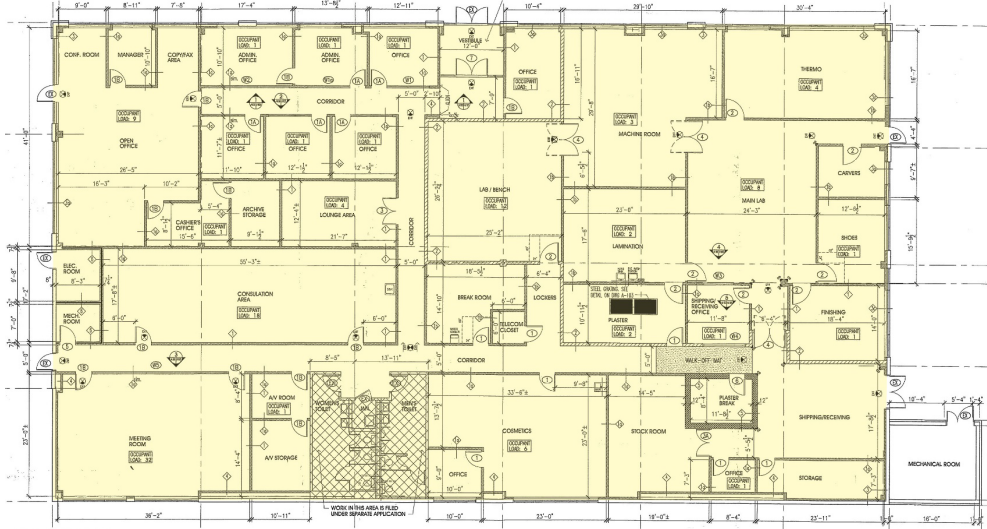
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FOR SALE/LEASE

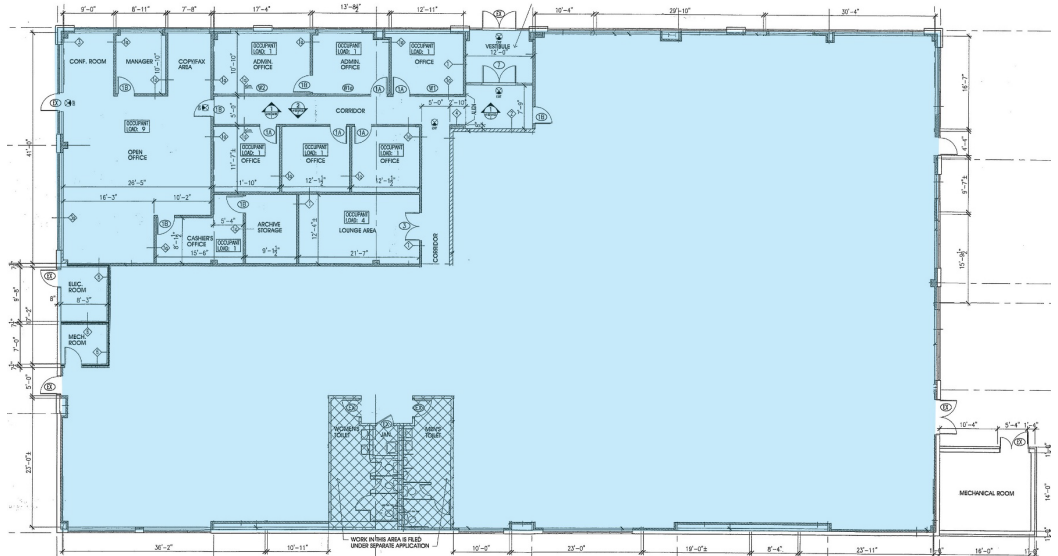


FLEXIBLE DELIVERY OPTIONS AVAILABLE

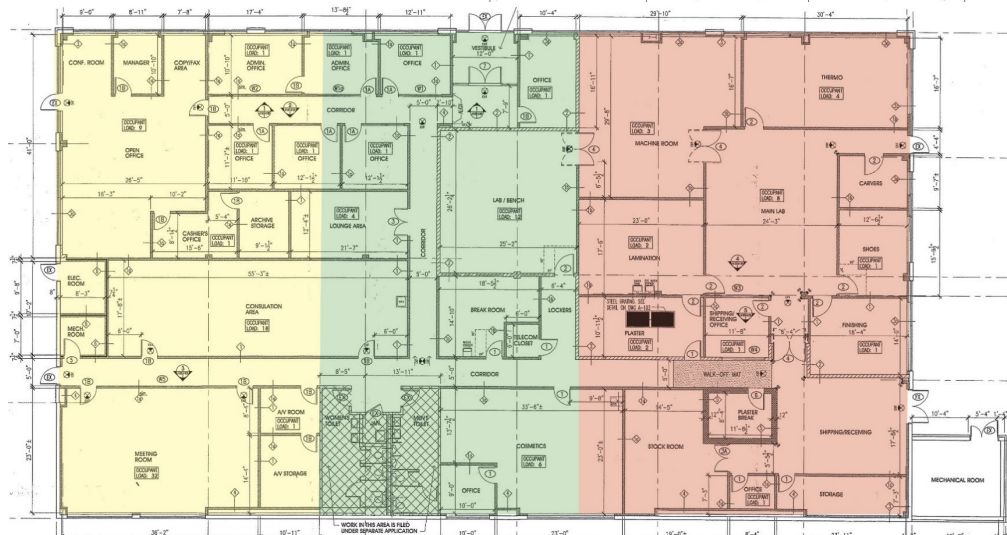


EXISTING AS-BUILT FLOOR PLAN

OPEN WAREHOUSE AREA WITH BUILT-OUT OFFICE (Example Floor Plan)



POTENTIAL 3 SUBDIVIDED SPACES 4,000± - 5,000± SF EACH (Example Floor Plan)



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**10 County Line Drive, Cromwell, CT**

**14,220± SF FLEX BUILDING (Office; Medical; Light Industrial)**

### BUILDING INFORMATION

**GROSS BLDG AREA:** 14,220± SF

**AVAILABLE AREA:** 14,220± SF

**WILL SUBDIVIDE TO:** 4,000± SF

**# OF FLOORS:** 1

**CURRENT SPACE BREAKDOWN:** 8,220± SF Office (Divisible) & 6,000± SF Warehouse

**\*DRIVE-IN DOORS:** 2 (10x10) Available \*See Below

**CLEAR HEIGHT:** 14'-16'

**CONSTRUCTION:** Concrete / Pre-Finished Metal

**ROOF TYPE:** T&G / Rubber

**YEAR BUILT:** 2012

**\*Drive-in Doors and/or Loading Dock can be added**

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Forced Air

**ELECTRIC/POWER:** 800amp, 3-Phase, 208volt 4-Wire

### SITE INFORMATION

**SITE AREA:** 2.14± Acres

**ZONING:** IND

**PARKING:** 5/1,000, 71 Spaces

**SIGNAGE:** Building

**FRONTAGE:** 693.07'

**HWY ACCESS:** I-91, Route 9 (Immediate)

### UTILITIES

**SEWER/WATER:** Public Connected

**GAS:** Yes

### TAXES

**ASSESSMENT:** \$1,878,940

**MILL RATE:** 27.33

**TAXES:** \$51,675.72

### EXPENSES

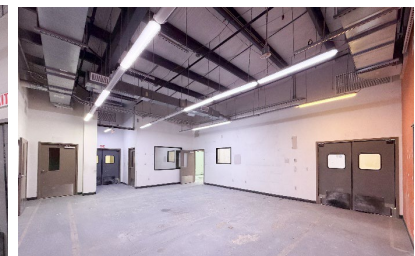
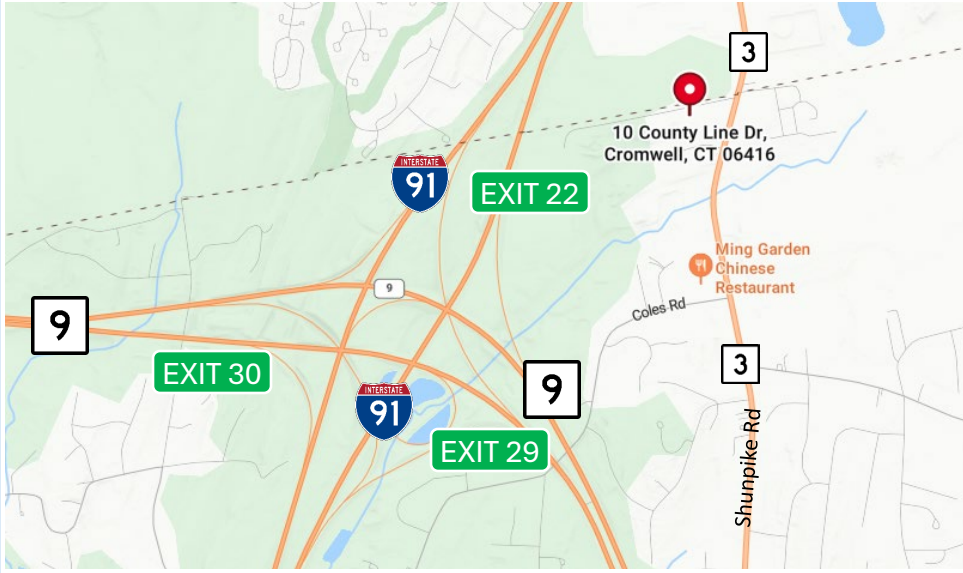
**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord



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