

FOR LEASE | 1 Office Suite Available

Easy Access, 1 floor office suites, separate entrances

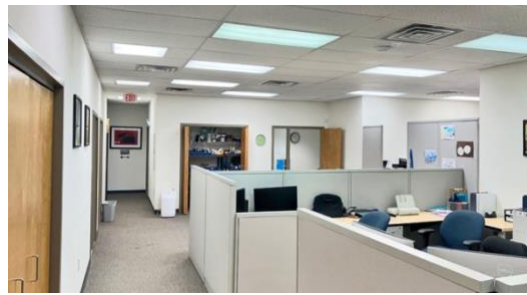
Cromwell West, 154-160-162 West Street, Cromwell, CT 06416

Bldg 2 (162 West) – Ste E – 2,798± SF | LEASE RATE: \$2,800/month plus utilities (\$12.01/SF)



Ranked in Top 50
Commercial Firms in U.S.

1 MONTH FREE



Property Highlights

- 1 office suite available
- Bldg 2 | Suite E: 2,798± SF
- Will Subdivide to 1,500± SF
- 1 story buildings
- 4.96/1000 parking ratio
- Traffic: 13,850 ADT
- On Building & Monument Signage
- Zoning: LB
- Rt 9 Exit 19
- Excellent visibility on Rt. 372
- Traffic Count: 13,850 ADT
- Many area amenities

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For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 860.761.6016 | lmassirio@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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

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	13,500± SF in each building
AVAILABLE AREA	Bldg 2 Suite E: 2,798± SF
MAX CONTIGUOUS AREA	2,798± SF
WILL SUBDIVIDE	1,500± SF
NUMBER OF FLOORS	1
FLOOR PLATE	13,500 SF
CONSTRUCTION	Masonry
ROOF TYPE	Flat / Asphalt Shingle
YEAR BUILT	1985

SITE

SITE AREA	3.53 acres
ZONING	LB
PARKING	4.96/1000, 67 spaces
SIGNAGE	On Building and Monument
VISIBILITY	Excellent on Rt. 372
FRONTAGE	±437'
HWY.ACCESS	Rt. 9, I-91, Rt. 372
TRAFFIC COUNT	13,850 ADT

UTILITIES

SEWER/WATER	City
GAS	Yes

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

MECHANICAL EQUIPMENT

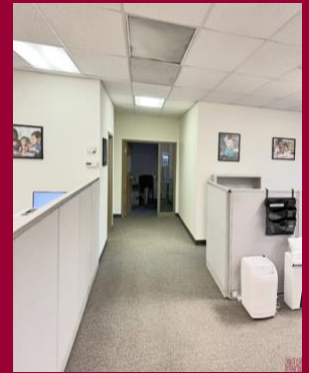
AIR CONDITIONING	100% AC
TYPE OF HEAT	Gas Forced Air
SPRINKLERED	No

COMMENTS Cubicles can be added

OTHER TENANTS Rossi Group
Beacon Services
Feet First Foot Care

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- Rt 9 Exit 19
- Many area amenities
 - Shopping, Banking, Dining



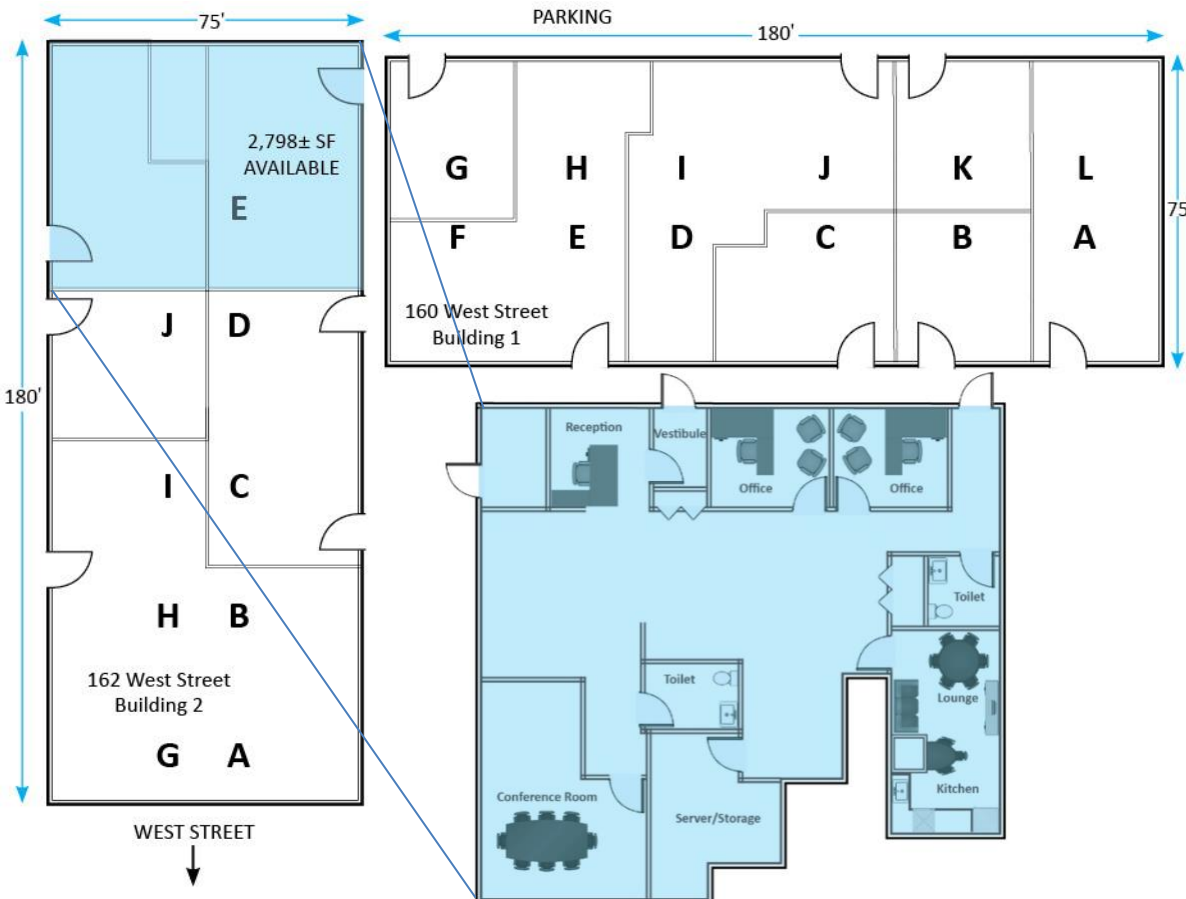
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FIND US ON



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