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FOR LEASE

7 North Washington Street, Plainville, CT 06062

12,400± SF COMMERCIAL/RETAIL/MEDICAL BUILDING

LEASE RATE: Call for Details

HIGHLIGHTS

- 1.28± Acres on Signalized Corner
- Perfect Site for Retail Tenant
- Build-to-suit available
- Excellent Visibility on W Main Street & N Washington Street
- Traffic Volume: 20,800± ADT
- Close proximity to area amenities

CONTACTS

Thomas Wilks

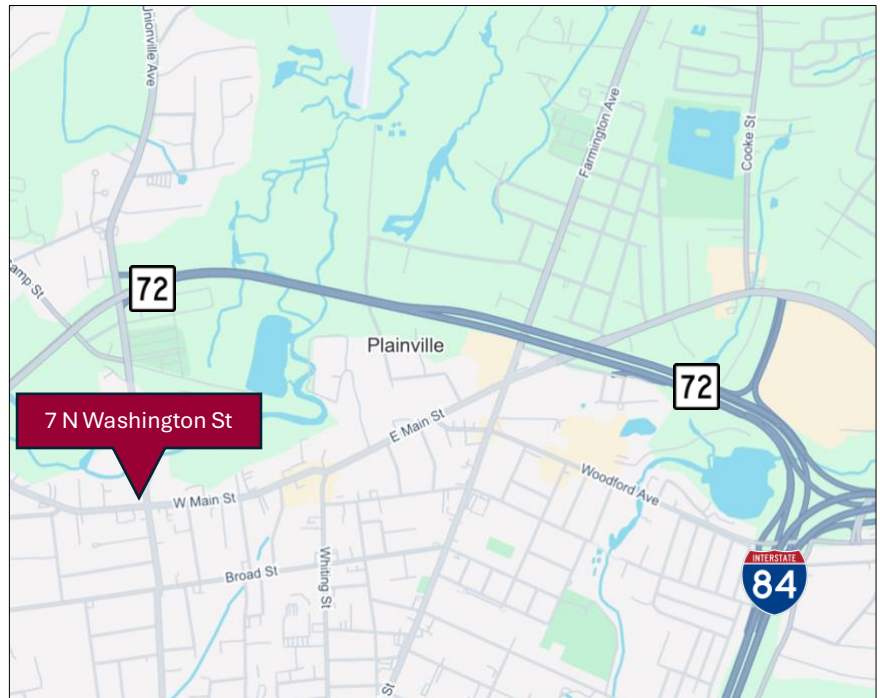
(860) 761-6018 | (860) 478-7954

twilks@orlcommercial.com

Jay L. Morris

(860) 721-0033

jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

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FOR LEASE

CALL FOR DETAILS

7 North Washington St, Plainville, CT 06062
12,400± SF COMMERCIAL/RETAIL/MEDICAL BUILDING

BUILDING INFORMATION

GROSS BLD. AREA: 12,400± SF

AVAILABLE AREA: 12,400± SF

NUMBER OF FLOORS: 1

(Will remove 2nd floor office)

CONSTRUCTION: Brick/Masonry

ROOF TYPE: Asphalt Shingle

YEAR BUILT: 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC

HEAT: Forced Hot Air

SPRINKLERED: None

SITE INFORMATION

SITE AREA: 1.28± acres

ZONING: CC

PARKING: 65 Spaces

SIGNAGE: Monument

VISIBILITY: Excellent on W Main Street

FRONTAGE: 184'

HWY ACCESS: I-84 Exit 33

TRAFFIC COUNT: 20,800± ADT

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$773,990

MILL RATE: 34.36

TAXES: \$26,595/year, \$1.15/SF

OTHER

PERMITTED USES: Retail, Medical, Day Care, Office, R&D, Restaurant, Veterinary Hospital

NOTES: Fully built out medical office building that can be retrofitted to retail, office, medical. Full building is available and landlord will do build-to-suit.

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