



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE/LEASE

147 MERIDEN ROAD (ROUTE 66), MIDDLEFIELD, CT
RETAIL / INDUSTRIAL BUILDINGS TOTALING 19,066± SF ON 2.69± ACRES

SALE PRICE: \$2,499,000 | LEASE RATE: \$16/SF NNN

HIGHLIGHTS

- 19,066± SF Available for Sale or Lease on 2.69± acres
- Outdoor Storage
- Excellent Visibility
- ADT: 27,800± Vehicles Per Day
- 1 Loading Dock / 1 Drive-in Door
- Highway Access to I-91 / I-691

Luke Massirio

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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 | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 2



FOR SALE/LEASE

SALE PRICE: \$2,499,000

LEASE RATE: \$16/SF NNN

147 Meriden Road, Middlefield, CT 06455

BUILDING INFORMATION

GROSS BLDG AREA: 16,066± SF & 3,000± SF

AVAILABLE AREA/OCCUPANCY: 19,066± SF

LOADING DOCKS: 1

DRIVE-IN DOORS: 1

CLEAR HEIGHT: Various Heights

CONSTRUCTION: Wood Frame

ROOF TYPE: Metal / Membrane

YEAR BUILT: 1963

MECHANICAL EQUIPMENT

AIR CONDITIONING: In Retail Section

HEAT: Oil / Gas

SPRINKLERED: Partial

ELECTRIC/POWER: 600amp, 220/140volts

SITE INFORMATION

SITE AREA: 2.69± acres

ZONING: DD1

PARKING: 36 Spaces

SIGNAGE: Pylon

VISIBILITY/FRONTAGE: Excellent / 350 Feet

HWY ACCESS: I-91, I-691

TRAFFIC COUNT: 27,800±

UTILITIES

SEWER/WATER: Septic / Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$606,600

MILL RATE: 29.8

TAXES: \$18,076.88 thru Jan 2026, \$1.10/psf

EXPENSES

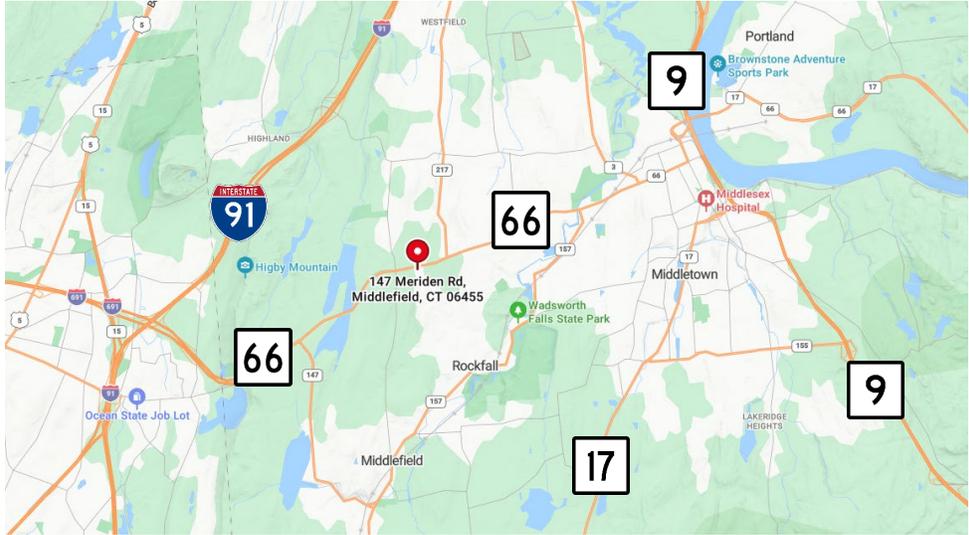
RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord



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