



Ranked in 199  
Commercial Firms in U.S.

# FOR LEASE

**I-91 TECH CENTER, 795 – 865 Brook Street, Rocky Hill, CT 06067, 5 Building Office Park  
6,553± SF OFFICE SUITE and UP TO 14,850± SF OFFICE SUITE**

**LEASE RATE \$19.10/SF Full Service**

## HIGHLIGHTS

- B#1 – 865 | 14,850± SF Office
- B#4 – 805 | 6,553± SF Office
- 1 Story, 5 building office Park
- 468 parking spaces
- Highway Visibility
- Traffic: 147,200 ADT on I-91
- I-91 Exit 23
- Zoning: OP

## CONTACT

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**Jay L. Morris**

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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](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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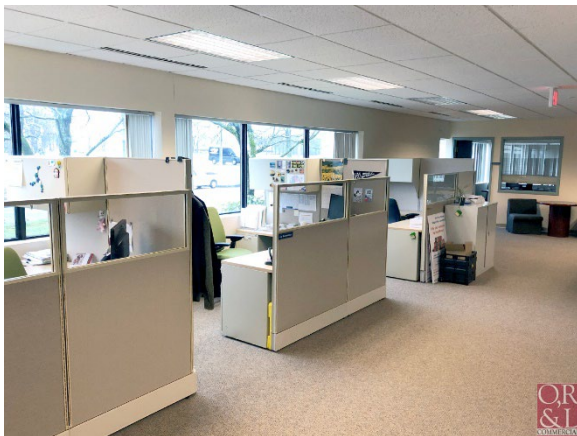
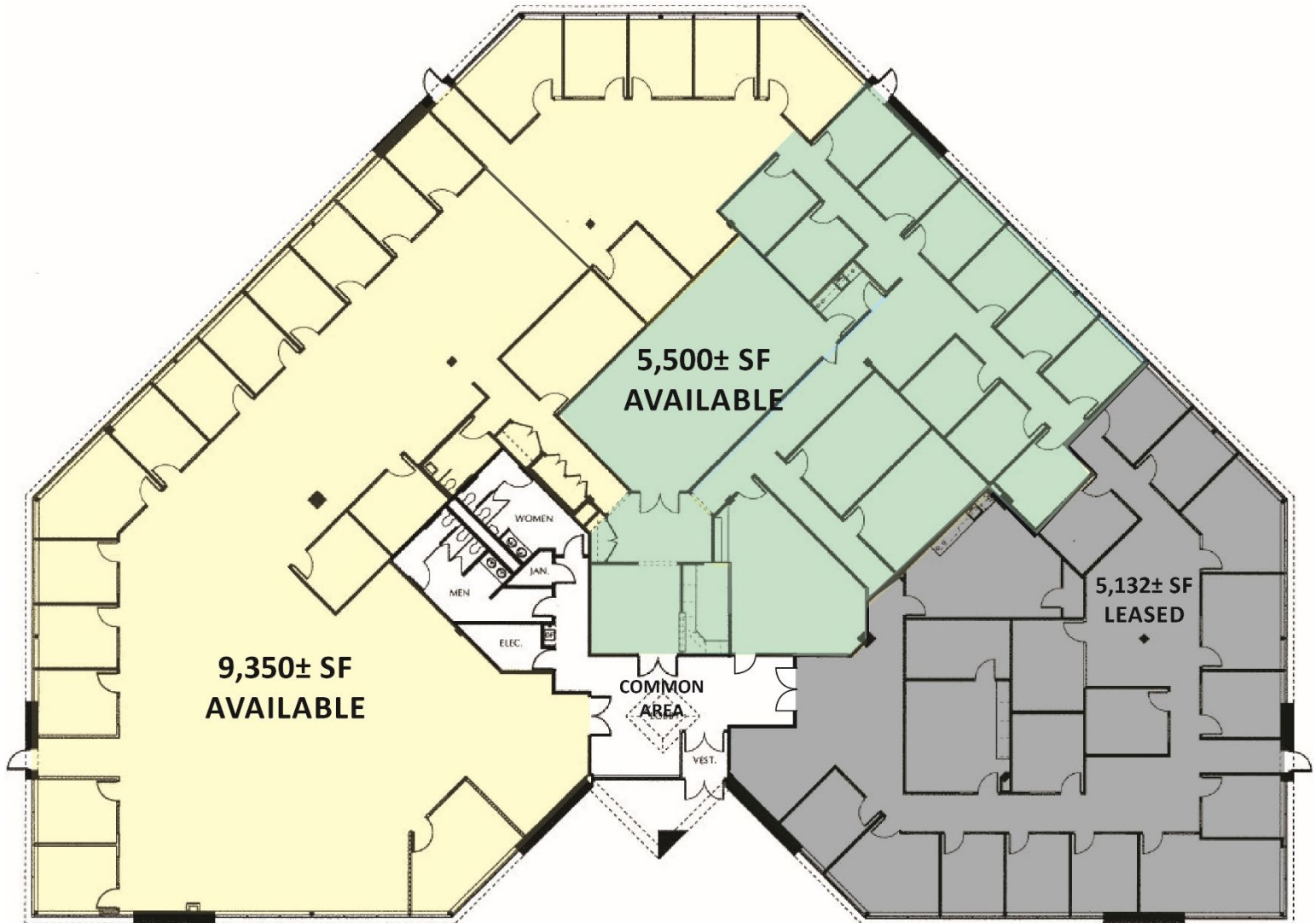
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**Bldg #1 | 865 Brook St | 14,850± SF Office Suite | Will Subdivide**



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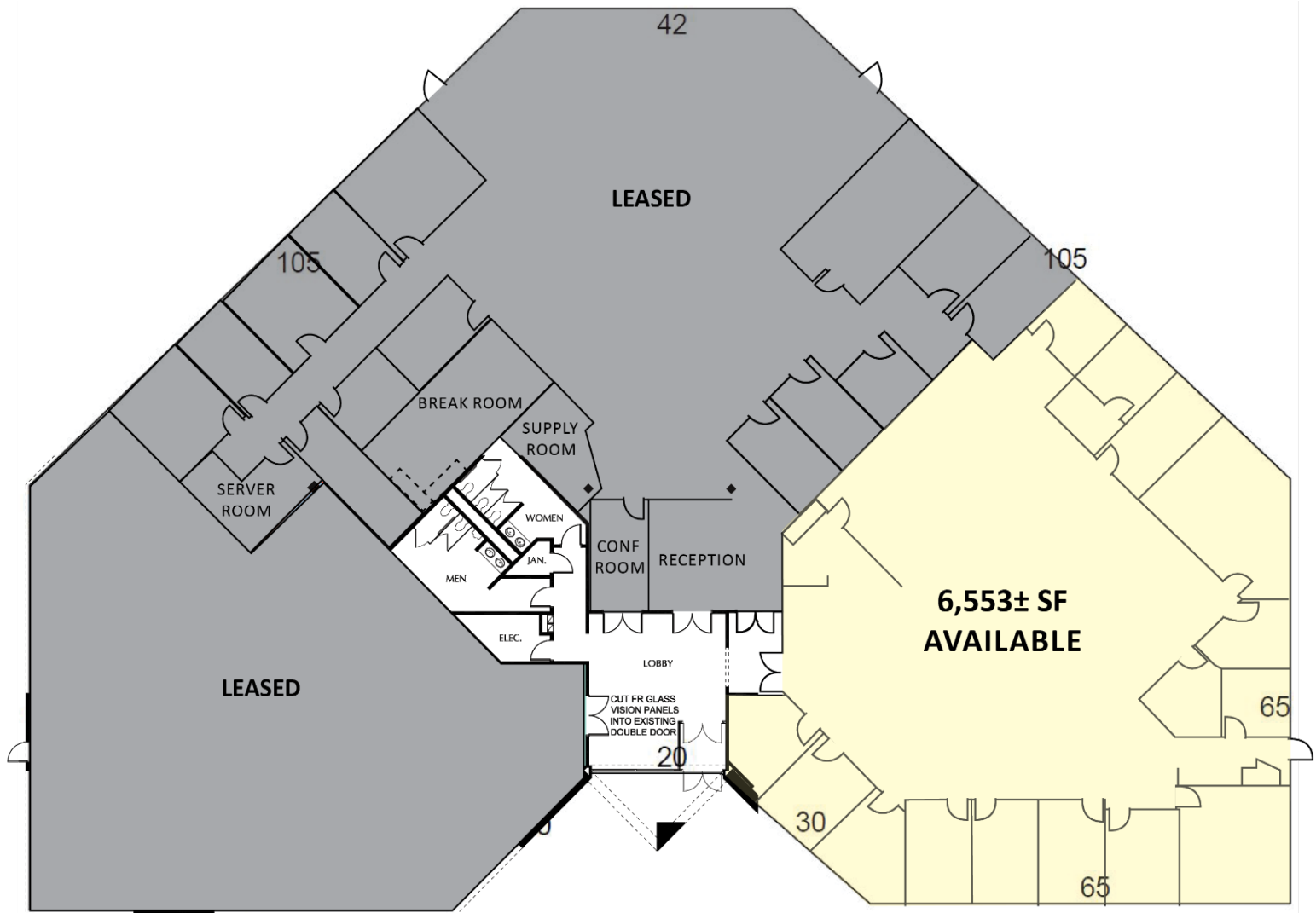
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**Bldg #4 | 805 Brook St | 6,553± SF Office Suite**



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## **BUILDING INFORMATION**

TOTAL PARK AREA 113,440± SF across 5 buildings  
TOTAL AVAILABLE 14,850± SF, 6,553± SF  
MAX CONTIGUOUS AREA 14,850± SF  
WILL SUBDIVIDE TO 5,500± SF  
NUMBER OF FLOORS 1 per building  
STORAGE 824 SF Garage (28 x 33)  
DOCKS/DRIVE-IN DOORS Can be added to Bldg 5  
CONSTRUCTION Brick/Masonry  
ROOF TYPE Flat, Tar & Gravel  
YEAR BUILT 1990

## **MECHANICAL EQUIPMENT**

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air  
SPRINKLERED No  
ELECTRIC SERVICE 1600 amps/240 volts/3 phase

## **SITE**

SITE AREA 13.07 acres  
ZONING OP  
PARKING 468 parking spaces  
SIGNAGE On building/Hwy signage  
VISIBILITY Visible from Rt. 3 and I-91  
HWY.ACCESS I-91 Exit 23  
TRAFFIC COUNT 14,300 ADT on Rt. 3  
147,200 ADT on I-91

## **UTILITIES**

SEWER/WATER MDC  
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 type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord



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