



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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WWW.ORLCOMMERCIAL.COM



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 | License: REB.0758300



FOR SALE/LEASE

SALE PRICE: \$2,499,000

LEASE RATE: \$16/SF NNN

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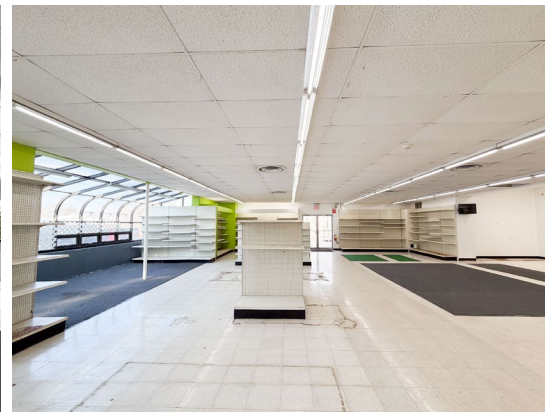
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BUILDING INFORMATION

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

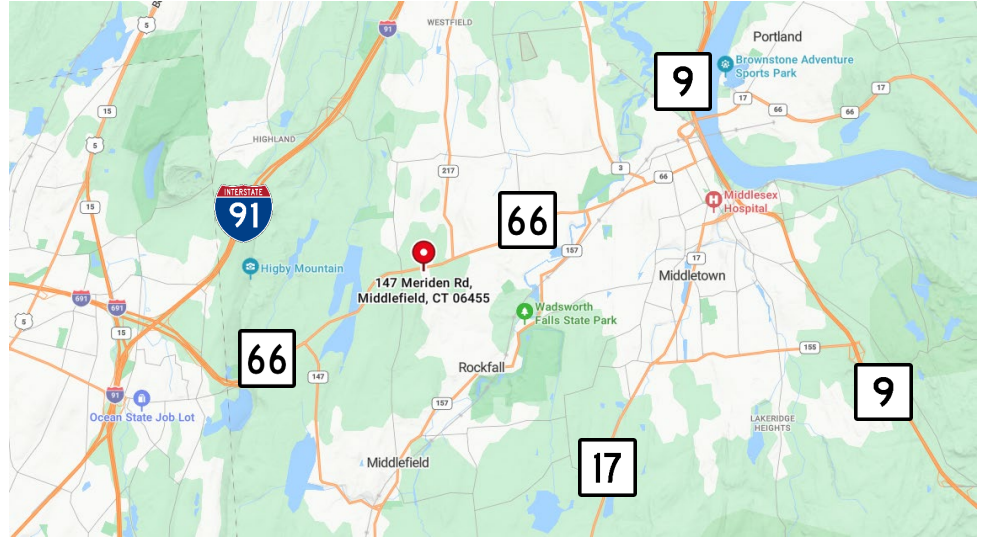
SEWER/WATER: Septic / Public Connected
GAS: Yes

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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