



521 + 531

Cromwell Avenue
Rocky Hill, CT

**Prominent Location.
Unlimited Potential.**

For Sale | \$2,375,000

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Property Highlights

12,031 SF - Former Bank Building

- Bank drive-thru still intact
- Active cameras around building
- FOB controlled access into and within building
- Currently 86 parking spots plus 4 handicap (7 per 1000)

Completely Renovated Interior

- Electrical
- LED lights
- Expanded men's bathroom (1 additional stall and 2 urinals)
- Previous doors and hardware still in place

Additional 0.86 acre lot

Parking Lot

- New catch basins to replace existing catch basins
- Expanded parking lot adding 30 new parking spots
- Additional new catch basins for new and future parking lot
- Approved drainage swale installed and drainage with State of CT
- Site lighting in expanded lot
- Seal, coat, paint additional parking lot

Site Work Done for Future Building

- Site work and proposed site plan with 17 additional parking spots
- Proposed site plan shows potential additional 3,000 x 2 level or 6,000 SF building
- Proposed site plan shows curb cut potential

Data Center with Fire Control System

- New HVAC condenser for Data Center HVAC put in
- Secondary HVAC (Mitsubishi)

Generators

- Generator #1 – Diesel (Generac 80kW) for Data Center with ~750-gallon tank
- Generator #2 – Natural Gas (Kohler 80kW) for remainder of building

New Roof Installed in November 2023

For more information, contact:

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