

# FOR LEASE

2590 Berlin Tpke., Berlin, CT

MATTHEWS COMMERCIAL PROPERTIES



## PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 2590 Berlin Tpke., Berlin, CT available for lease. This property has excellent visibility and boasts a strong ADT of 25,600 vehicles. This is a flex retail / warehouse unit with a drive-in door accessible on the back side of the building.

## PROPERTY FEATURES

- Unit 2: 3,750 SF Total
- Retail: 1,875 SF +/- Partially Built Out: Reception Area, 6 Private Offices, Bathroom
- Warehouse with Drive-in Door: 1,875 SF +/-
- Average Daily Traffic Count: 25,600 Vehicles
- Large Parking Lot

## LEASE RATE

- \$9.00 PSF + \$2.16 PSF NNN + Utilities
- \$3,487.50 Per Month + Utilities

GERRY D. MATTHEWS  
203-753-5800  
[matthewscre@gmail.com](mailto:matthewscre@gmail.com)

NOAH D. MATTHEWS  
203-721-3337  
[matthewsnoah@gmail.com](mailto:matthewsnoah@gmail.com)

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### BUILDING

Total SF	14,856 SF +/-
Total Available SF	3,750 SF +/-
Exterior Construction	Stucco / Masonry
Roof	Asphalt / Composite
Interior Construction	Carpet / Drywall / Vinyl / Concrete
Year Built	2005
Ceiling Height	10'
Parking	In Common
Zoning	BT-1

### PROPERTY

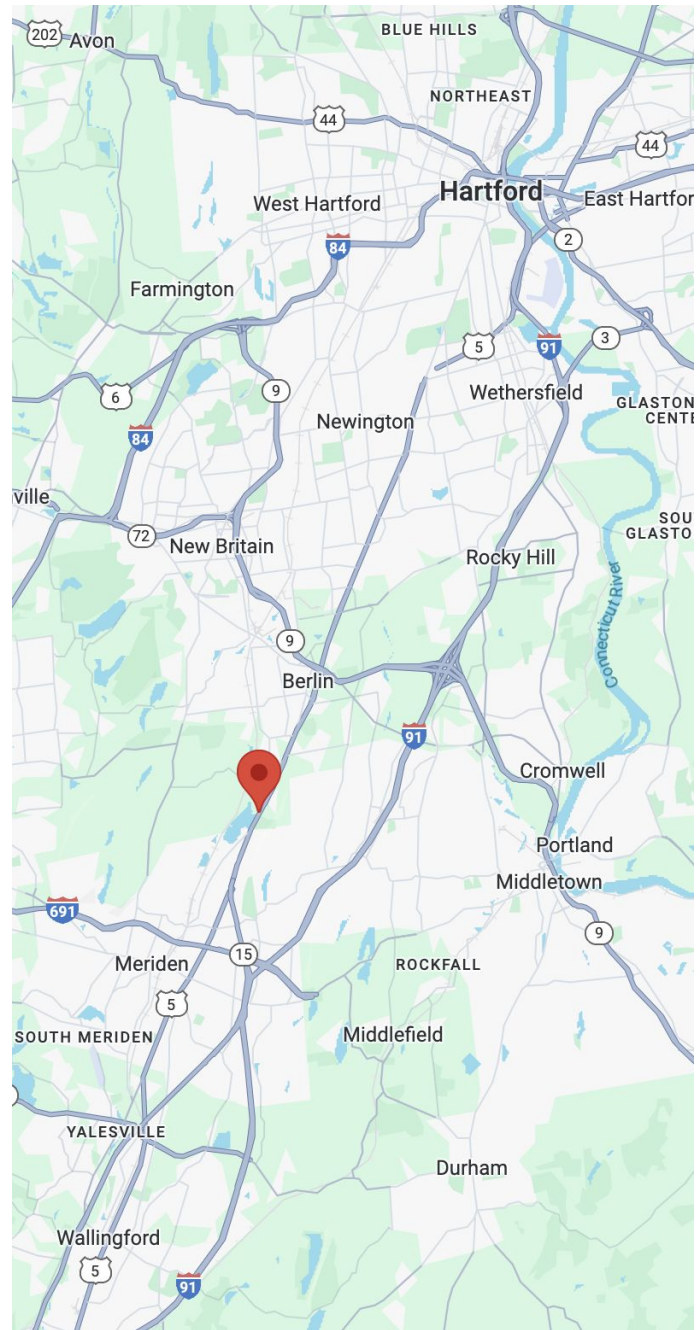
Lot Size	1.92 Acres
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### MECHANICALS & UTILITIES

Heat Source/ Type	Gas - Forced Air
Electric	Eversource
Sewer	City
Water	City

### TAXES

Taxes PSF	\$1.86 PSF
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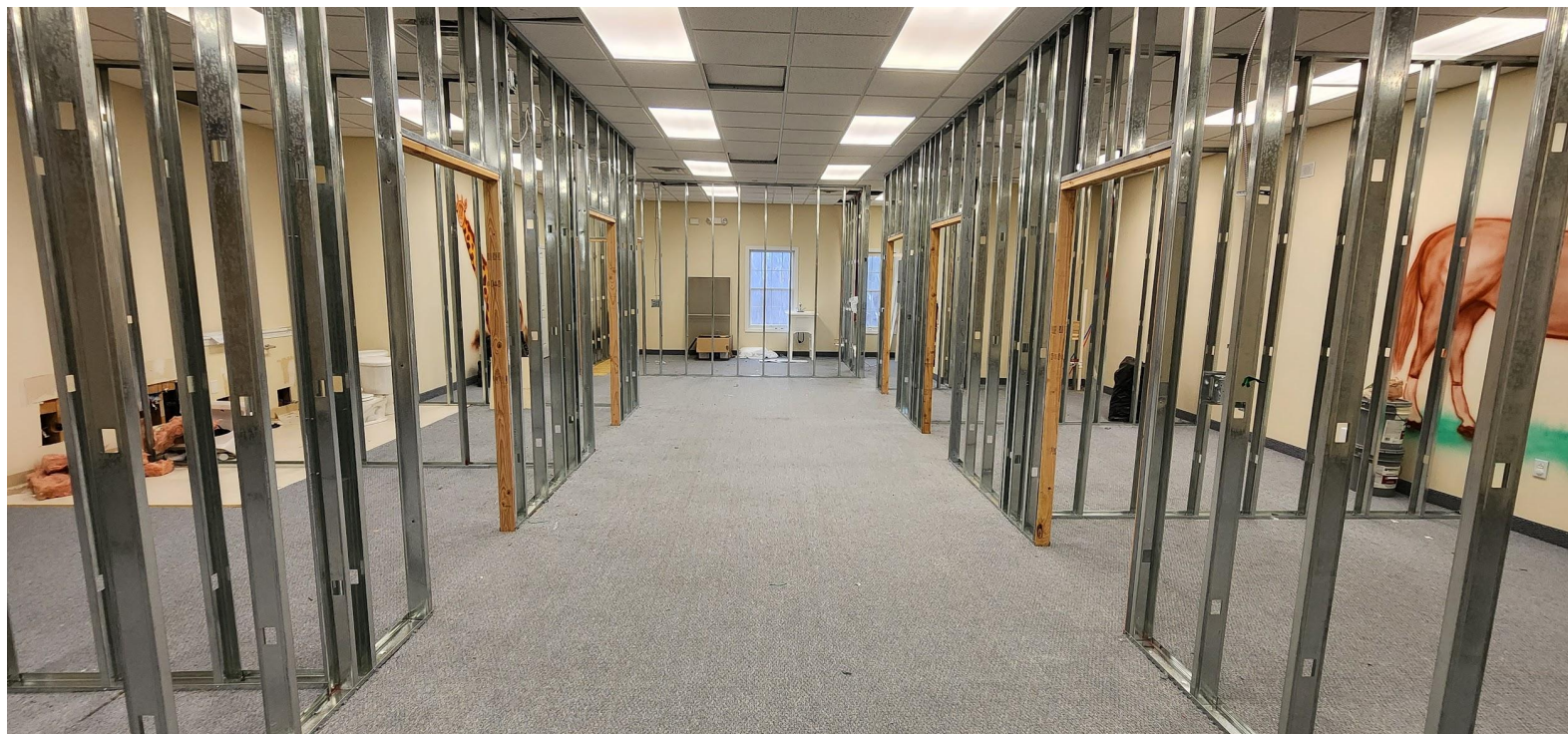
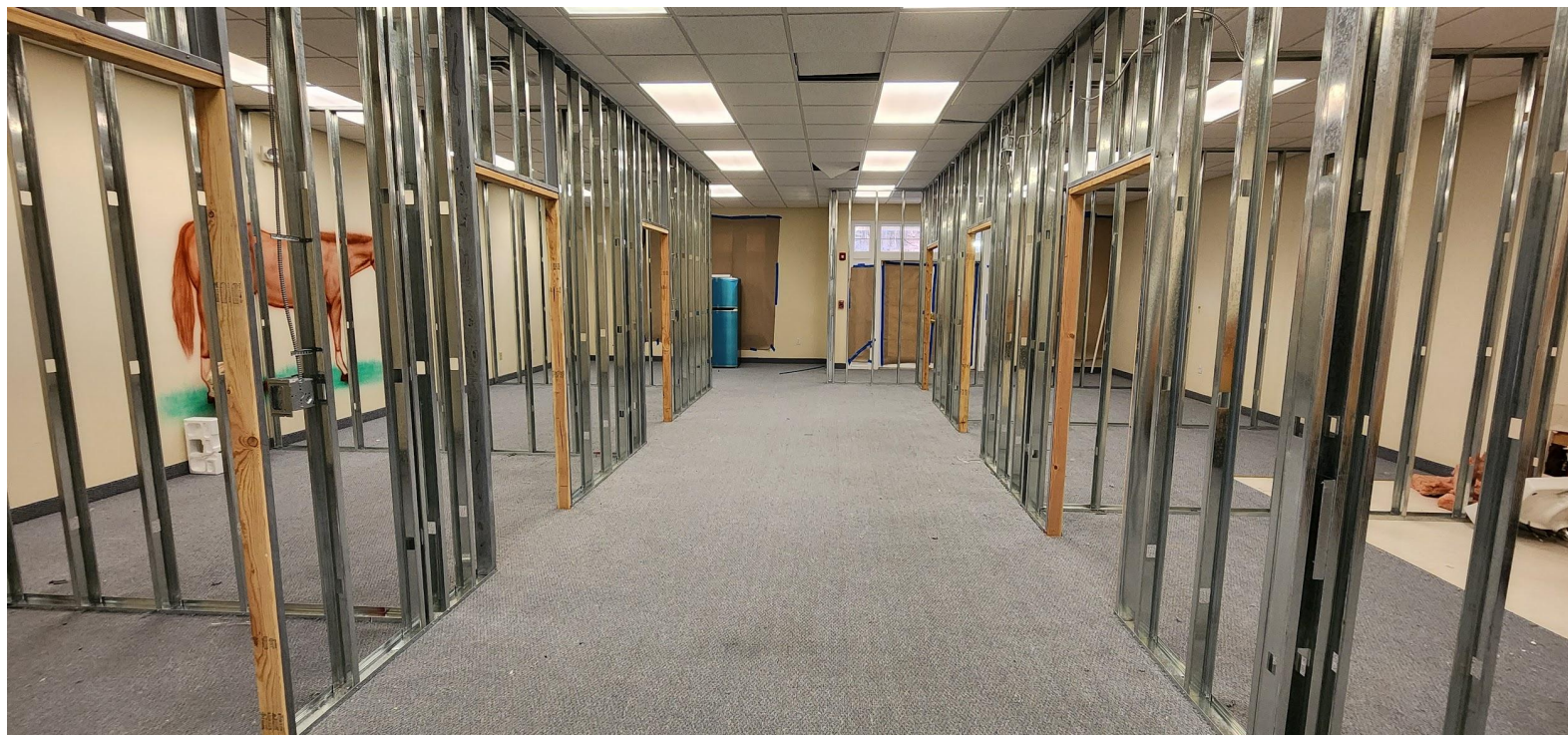
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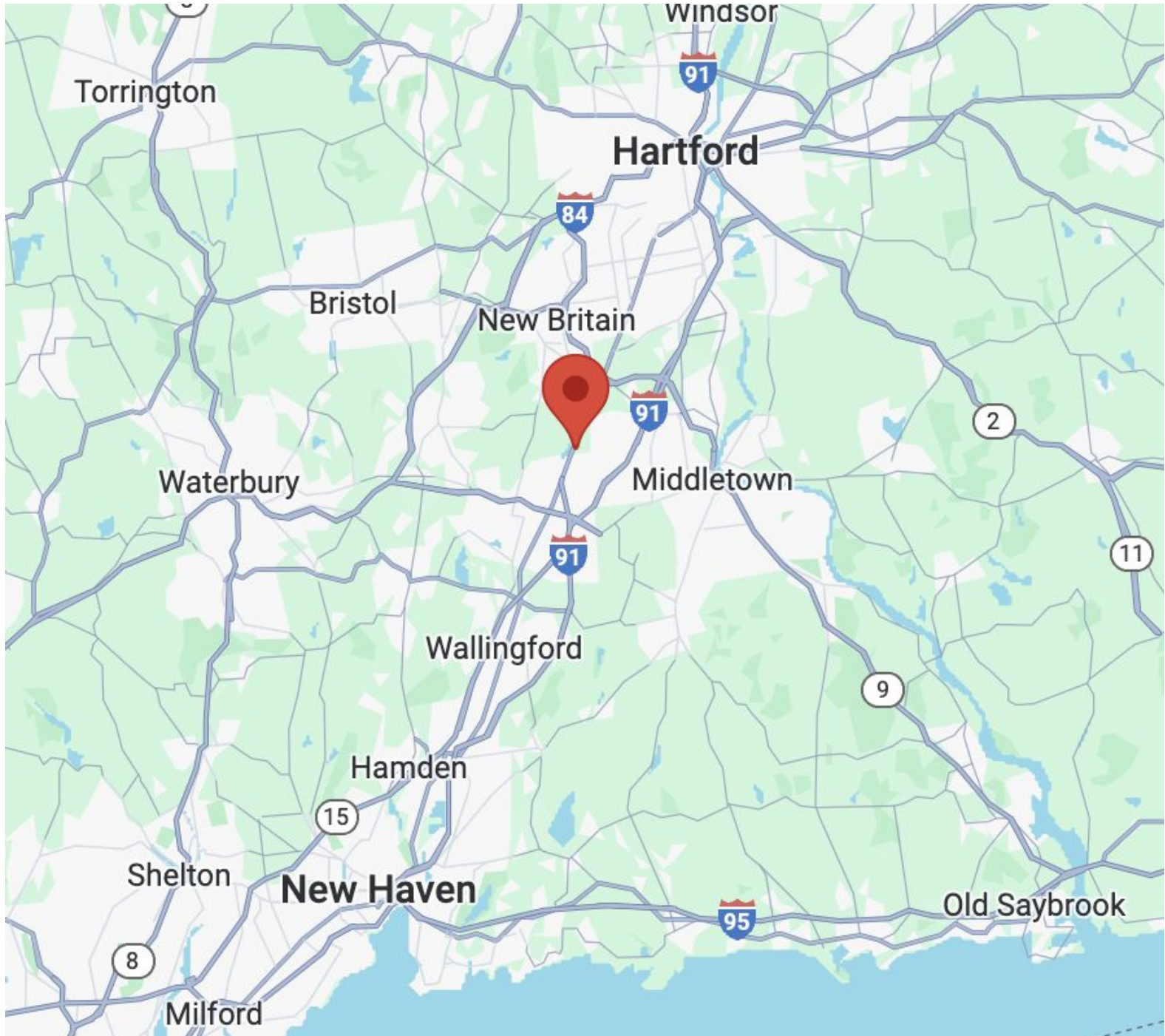
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