



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

Goff Brook Shoppes, 1321-1323 Silas Deane Highway, Wethersfield, CT
1,500± SF & 1,800± SF Office Spaces on the 2nd floor

LEASE RATES: 1,500 SF | \$1,875/month plus utilities and janitorial (\$15/SF)
1,800 SF | \$2,250/month plus utilities and janitorial (\$15/SF)

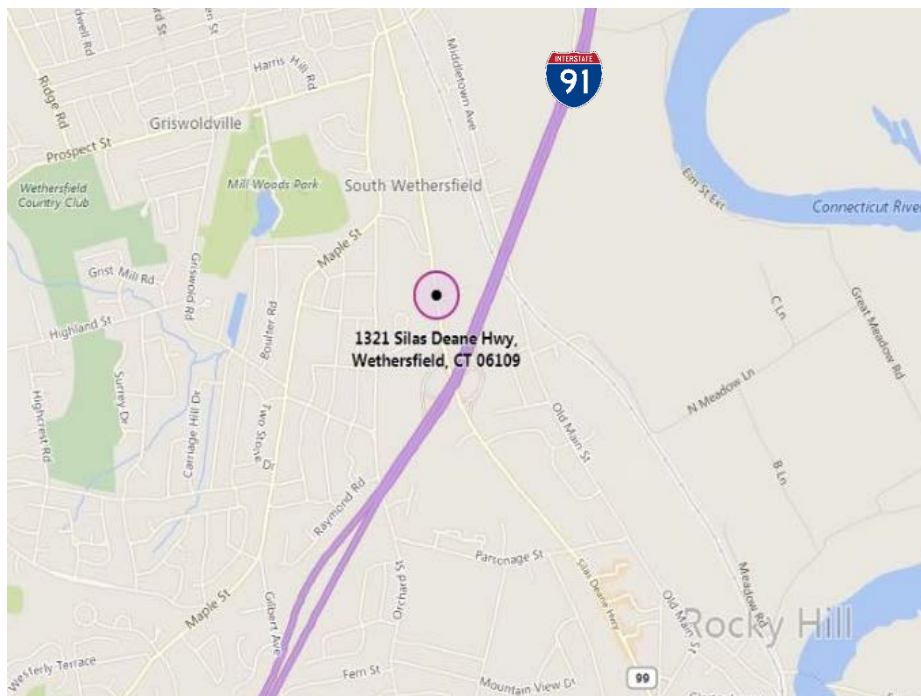
HIGHLIGHTS

- 2nd Floor Office Space
- Great visibility from Rt. 99
- Signalized entrance
- RC Zone
- Easy access from I-91 Exit 24
- Ample Parking
- Many area amenities

CONTACT

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Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

BUILDING INFORMATION

GROSS BLD. AREA: 11,492± SF
AVAILABLE AREA: 1,500± SF & 1,800± SF
CONSTRUCTION: Pre-fab wood
ROOF TYPE: Shed Asphalt Shingle
YEAR BUILT: 1980

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Forced hot air
SPRINKLERED: 100% Wet
ELECTRIC/POWER: TBD
ELEVATORS: No

SITE INFORMATION

SITE AREA: 0.95 acres
ZONING: RC
PARKING: 40 spaces
SIGNAGE: On building and Pylon
VISIBILITY/FRONTAGE: Excellent on Rt. 99
HWY ACCESS: I-91 Exit 24
TRAFFIC COUNT: 17,100 ADT

UTILITIES

SEWER/WATER: Public
GAS: Public

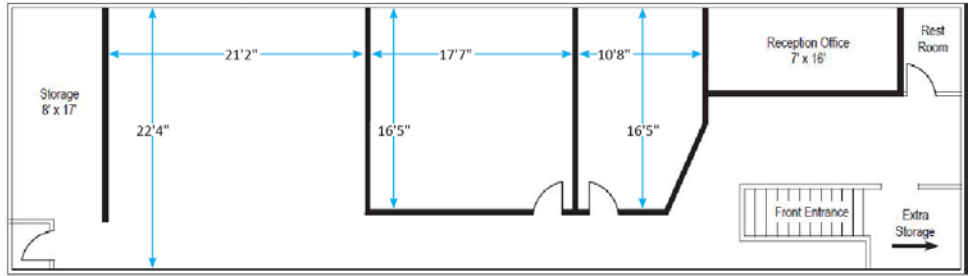
TAXES

ASSESSMENT: \$594,451
MILL RATE: Town = 40.56,
 Debt Fund (Roads) = 0.66
TAXES: \$24,503.28 (\$2.13/SF)

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

2nd Floor | 1,800± SF Available



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