



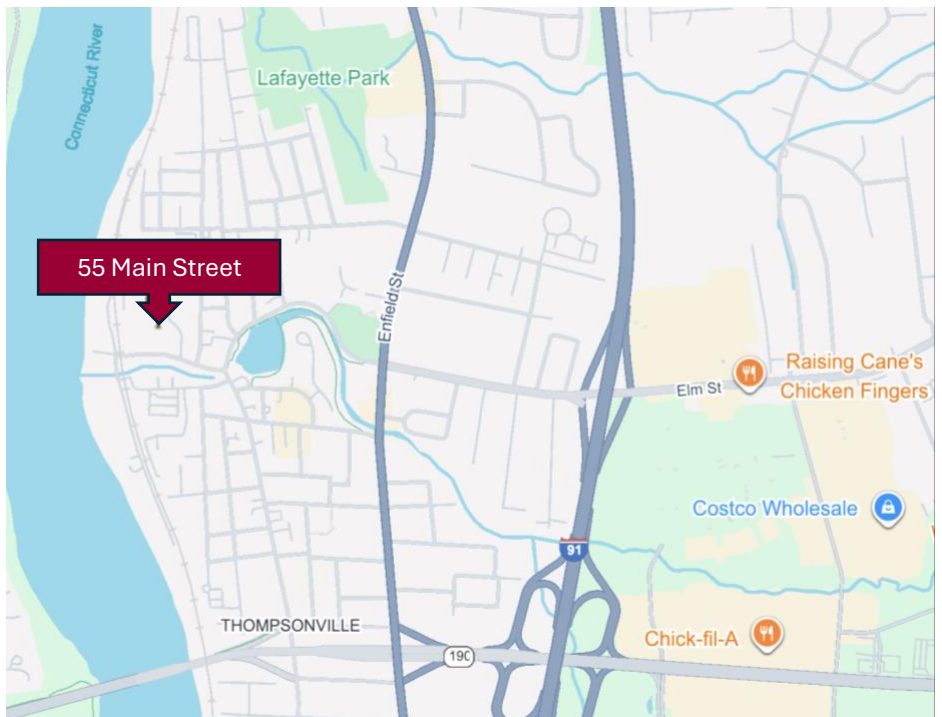
FOR LEASE

55 Main Street, Enfield, CT 06082
MULTIPLE OFFICE SUITES AVAILABLE

LEASE RATE: \$14/SF MODIFIED GROSS + ELECTRIC

HIGHLIGHTS

- Available Suites from 711± SF up to 20,000± SF
- Fully Renovated with Hardwood Floors, Exposed Brick & Skylights
- On-site Health Club
- Directory Signage
- Well-maintained
- 1 mile to I-91 Exit 48
- Many area amenities



CONTACT

Thomas Wilks

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WWW.ORLCOMMERCIAL.COM



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 | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



FOR LEASE

\$14/SF MODIFIED GROSS + UTILITIES

55 Main Street, Enfield, CT 06082

MULTIPLE OFFICE SUITES AVAILABLE

BUILDING INFORMATION

GROSS BLD. AREA: 63,810± SF
AVAILABLE AREA: 711 – 20,000± SF
MAX CONTIGUOUS AREA: 20,000± SF
WILL SUBDIVIDE TO: 711± SF
OF FLOORS: 1
CONSTRUCTION: Brick
ROOF TYPE: Sawtooth
YEAR BUILT: 1923
RENOVATED: 1988

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, Heat Pump
SPRINKLERED: Yes, Wet System

SITE INFORMATION

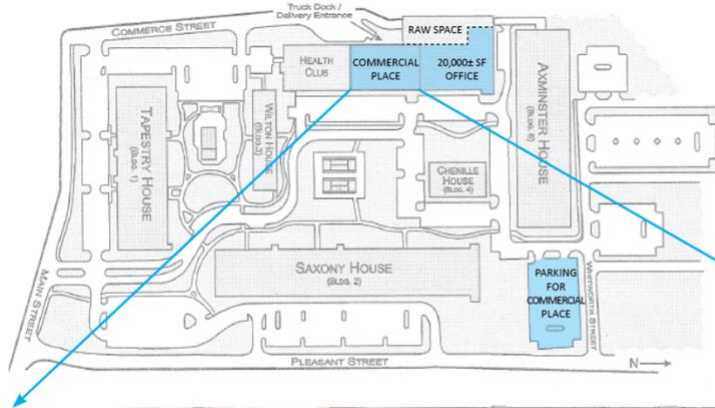
SITE AREA: 24.27± Acre
ZONING: SDD
PARKING: Ample On Site
SIGNAGE: Directory
HWY ACCESS: 1 Mile to I-91, Exit 48

UTILITIES

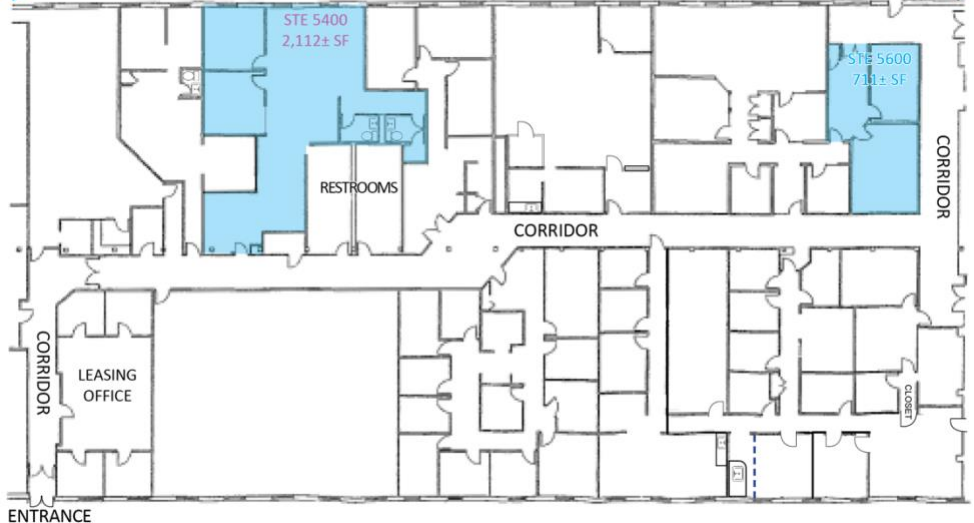
SEWER: Public
WATER: Public
GAS: Yes

EXPENSES

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



Adjacent to Bigelow Commons is the planned T-Ville Transit Center, the new Enfield/Thompsonville train station on the New Haven-Hartford-Springfield Commuter Rail & CT Rail. The future Transit Center will also operate as a bus terminal for the area.



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