



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

37-45 Mill Street, Berlin, CT 06037

370± SF and up to 1,260± SF RETAIL/OFFICE SPACES AVAILABLE

LEASE RATE: See rates below per space

HIGHLIGHTS

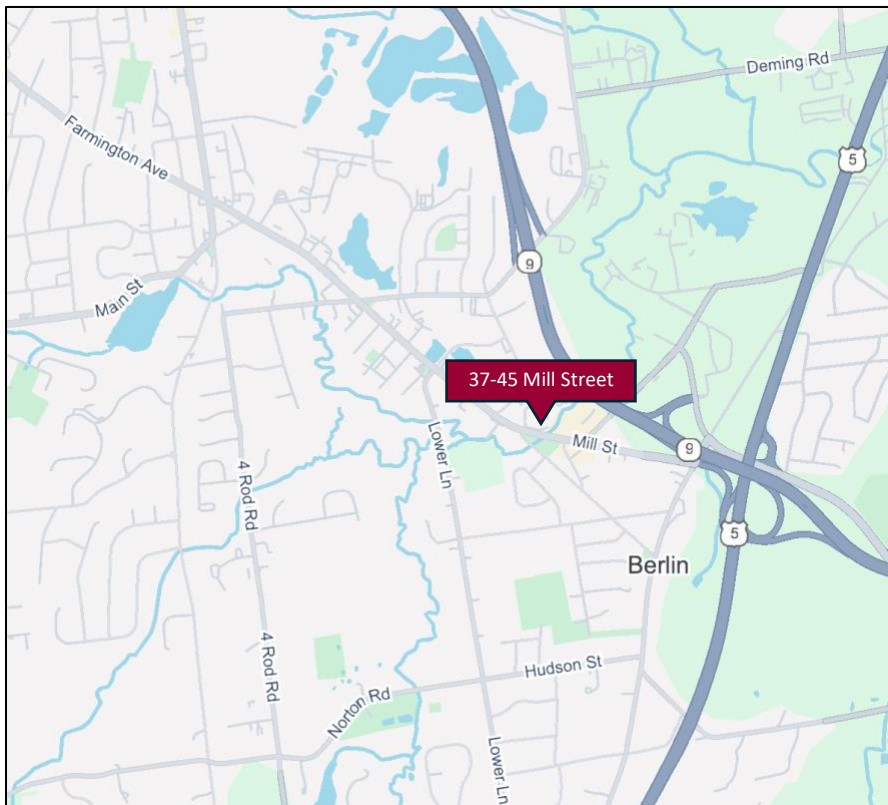
- 4 Spaces Available
 - 1st Fl | 1,260± SF | \$1450/mo + Utilities
 - 2nd Fl | 830± SF | \$850/mo + Utilities
 - 2nd Fl | 800± SF | \$850/mo + Utilities
 - 2nd Fl | 370± SF | \$600/mo + Utilities
- Minutes from Rt. 9 & I-91
- Close Proximity to Amtrak
- Centrally Located
- Many area amenities
- Renovations in 2017
- Traffic Count: 11,600 ADT
- On-building and Pylon Signage

CONTACTS

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

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FOR LEASE

LEASE RATE \$600 - \$1,450/MO + Utilities

37-45 Mill Street, Berlin, CT 06037

4 RETAIL/OFFICE SPACES AVAILABLE

BUILDING INFORMATION

GROSS BLD. AREA: 9,240± SF

AVAILABLE:

1st Floor – 1,260± SF (\$1,450/month + utilities)

2nd Floor – 830± SF (\$850/month + utilities)

2nd Floor – 800± SF (\$850/month + utilities)

2nd Floor – 370± SF (\$600/month + utilities)

OF FLOORS: 2

CONSTRUCTION: Wood Frame

ROOF TYPE: Gable/Hip

YEAR BUILT: 1961

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC

HEAT: Gas, Forced Hot Air

SPRINKLERED: No

ELECTRIC: 100amp

SITE INFORMATION

SITE AREA: 0.60± Acre

ZONING: CCD-2

PARKING: 40+ Surface Spaces

SIGNAGE: On Building/Pylon

VISIBILITY: Excellent on Route 372

HWY ACCESS: Rt. 9, Rt. 372, I-91

TRAFFIC COUNT: 11,600± ADT

UTILITIES

SEWER: City

WATER: City

GAS: Yes

EXPENSES

RE TAXES:

☐ Tenant ☒ Landlord

UTILITIES:

☒ Tenant ☐ Landlord

INSURANCE:

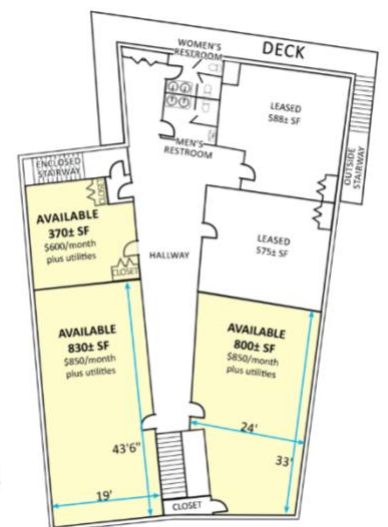
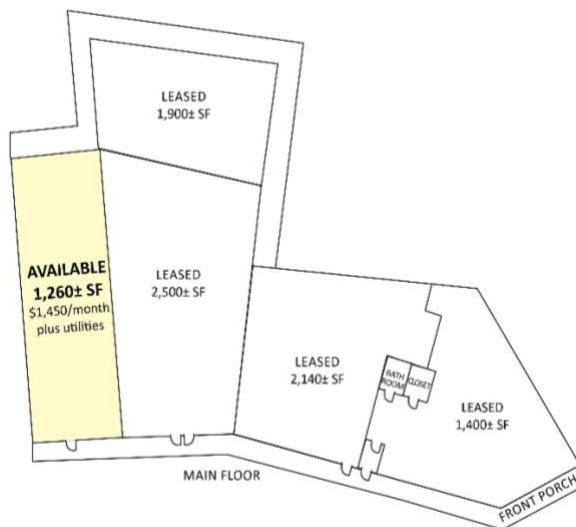
☐ Tenant ☒ Landlord

MAINTENANCE:

☐ Tenant ☒ Landlord

JANITORIAL:

☐ Tenant ☒ Landlord



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